



RIVERWOODS RESERVE
(3750 Deerfield Road / Federal Life Insurance Company Property)

PROJECT NARRATIVE

September 13, 2022

Background

Lexington Homes L.L.C. ("Lexington"), is pleased to present to the Village of Riverwoods its plans for **Riverwoods Reserve**, a luxury attached single-family (townhome) residential development it proposes to construct on the approximate 9.38-acre parcel of property situated at 3750 Deerfield Road which is currently improved with the Federal Life Insurance Company office building ("Subject Property").

Riverwoods Reserve will consist of 69 townhome dwelling units (individually, a "Townhome" and collectively, the "Townhomes") which are constructed in 12 five-unit, six-unit or seven-unit townhome buildings (individually, a "Townhome Building" and collectively, the "Townhome Buildings"), each of which will sit on its own legal lot of record. Townhome exteriors have been attractively designed with a combination of durable and low-maintenance materials, including brick, fiber cement lap and panel siding, a combination of asphalt shingles and standing seam metal roof accents, and large windows to bring ample light into each home. The Townhome plans have been generously sized, ranging from approximately 1,652 square feet to approximately 2,278 square feet. Interior finishes will include wood flooring, granite countertops, high-end appliances, and crown molding. Every Townhome will have a large balcony off the kitchen/Great Room that spans the entire width of the unit. Residents will enjoy the convenience of an attached two-car garage and flex space which can serve as a living room or home office at the lower level of the home. The main level has been designed for entertaining with an open-concept kitchen and Great Room with the option for a cozy fireplace. Each Townhome plan will include two or three bedrooms (with an option for a third or fourth bedroom), two full bathrooms (with an option for a third bath), as well as conveniently located laundry.

The development plan for Riverwoods Reserve also contemplates the creation of five outlots which will be devoted to access, utility, drainage, and stormwater management purposes.

A proposed 17-lot preliminary plat of subdivision is included with this application.

Proposed Zoning and Project Density

The Subject Property is currently zoned in the O&R1 Office and Research District One District. To facilitate the construction of the **Riverwoods Reserve** planned residential community, Lexington is seeking to rezone the Subject Property to the 1-R 42,000 Square Foot Single-Family Residential District (the "1-R District"), and obtain approval of a special use permit for a residential planned unit development ("PUD"). Multiple-family housing is an authorized special use in the 1-R District, but residential PUDs are not. For that reason, Lexington is also seeking approval of an amendment to the text of the Village's Zoning Ordinance which, if adopted, would make residential PUDs an additional authorized special use in the 1-R District.

Lexington's development plan for **Riverwoods Reserve** contemplates a gross density of approximately 7.36 dwelling units per acre and a net density (that is, after the dedication of 0.53 acres of right-of-way that the Lake County Division of Transportation ("LCDOT") will need to construct planned-for improvements to Deerfield Road), of approximately 7.80 dwelling units per acre. The regulations of the 1-R District currently contemplate a maximum density for a multiple-family housing project of 6.22 dwelling units per acre. However, Section 9-11-12(D) of the Residential Planned Unit Development



provisions in the Village's Zoning Ordinance allows for the granting of density bonuses if exceptional design features are provided in or as a result of the construction of the planned unit development. Eligible design features include adjacency to major roads, adjacency to permanent open space, excellence in site planning, provision of neighborhood facilities, and provision of public facilities which serve the community as a whole or a part thereof that is beyond the boundaries of the site proposed to be developed. With this application, Lexington is also seeking to amend the text of Section 9-11-12 of the Zoning Ordinance to make increases in residential density possible where an applicant proposes to advance the Village's goal of creating affordable housing opportunities in the Village.

The Village Comprehensive Plan

While the Village's 2019 Comprehensive Plan does have a stated objective of encouraging the construction of new high quality residential development in the Village, it does not currently contemplate the construction of a residential development on the Subject Property. However, on September 28, 2021, the Village Board of Trustees referred to the Village Plan Commission a request to consider an amendment to the Comprehensive Plan which, if adopted, would allow for the establishment of a residential use, including multifamily development, on the Subject Property through the creation of a new "Mixed Use Overlay" category of land use. On October 7 2021, the Plan Commission unanimously voted to recommend to the Village Board that the Comprehensive Plan's land use map be amended to place the Subject Property in the "Mixed Use Overlay" category. The Village Board has not acted on this recommendation as of the date of this application.

It should be noted that the Comprehensive Plan identifies the reconstruction of Deerfield Road as Village goal. Lexington's construction of the **Riverwoods Reserve** community will advance this goal.

Project Benefits

Lexington's construction of the **Riverwoods Reserve** community will create a new housing option for Village residents who are seeking to downsize but remain in the Village, close to family members and friends.

In addition, prior to or concurrently with its construction of its planned residential community, Lexington intends to advance the public health, safety, comfort and welfare by: (1) dedicating right-of-way and granting easements for, and constructing, stormwater management improvements which the LCDOT will need for its planned improvements to Deerfield Road; (2) dedicating right-of-way and granting easements for, and constructing, an access road that will provide the commercial development at the northeast corner of Deerfield Road and Milwaukee Avenue with an alternate means of access to and from Deerfield Road; and (3) working with the Village and owners of properties situated east of the Subject Property to cleanout a drainage ditch that is currently blocked and preventing effective drainage from occurring.

The stormwater management improvements contemplated for construction at the **Riverwoods Reserve** will maintain and expand upon the existing stormwater improvements on the Subject Property by enlarging the existing basin and providing a second interconnected stormwater basin. The two proposed basins will provide detention storage, runoff volume reduction, and compensatory storage for the planned residential community and the LCDOT Deerfield Road improvements (3.13 acre feet based on volumes provided by LCDOT) in accordance with local requirements and design standards, and a water feature and amenity for the surrounding communities. The anticipated construction of the stormwater improvements in 2023 will provide an immediate benefit to the adjacent properties by attenuating runoff flow rates and volumes through the downstream properties, helping to relieve current deficiencies in local drainage conditions.



Finally, Lexington's construction of the **Riverwoods Reserve** community will advance the Village's interest in providing affordable housing options in Riverwoods, as discussed in detail below.

Tree Preservation, Landscaping and Signage

See attached narrative from dickson design studio.

Advancing the Village's Goal of Providing Affordable Housing Options in the Village

Lexington proposes to advance the Village's goal of providing affordable housing options in the Village by constructing and selling three affordable Townhomes on the Subject Property and paying an in-lieu fee of \$125,000 per unit for four additional affordable units. This total of seven Townhome dwelling units, which equates to 10% of the total number of dwelling units that Lexington is proposing to construct on the Subject Property, mirrors the Illinois Affordable Planning Housing and Appeals Act which establishes as an affordable housing goal that every Illinois municipality maintain at least 10% of its housing stock as "affordable."

The affordable Townhomes Lexington intends to construct will be four-bedroom units that are marketed and sold at certain designated maximum sales prices to households whose annual incomes do not exceed either 80% or 120 percent of the Area Median Income established from time to time by the Illinois Housing Development Authority for home purchases in Lake County. The incomes of potential purchaser households will be verified on an ongoing basis by a not-for-profit housing organization pursuant to an agreement that such organization enters into with the Village and Lexington. These three affordable Townhomes, which will average approximately 1,652 square feet in size, will be interspersed in three of the 12 Townhome Buildings. The design and appearance of these Townhomes will be indistinguishable from the design and appearance of the market-rate Townhomes. Their interior appearances and finishes may differ slightly from the interior appearances and finishes of the market-rate Townhomes, but all finishes will be Contractor Grade or higher. Lexington's proposal assumes the Village will be granting waivers of building permit fees, plan review fees, inspection fees, impact fees and other generally applicable Village fees for these three affordable units.

The affordability requirement will be maintained in perpetuity through the recording of an Affordable Housing Restrictive Covenant, which will be monitored and enforced by Lexington and the aforesaid housing organization, for so long as Lexington is actively marketing and selling units in the development, and thereafter by the Village and said housing organization. The form of the Affordable Housing Restrictive Covenant will be subject to the Village attorney's review and approval.

It is anticipated that the Village, working with the aforesaid housing organization, will seek to deploy the \$500,000 in-lieu payment to the construction of additional affordable housing units in the community or through the acquisition of existing Village homes. By leveraging these funds with government funds that are targeted to the production of affordable housing units, the not-for-profit housing organization and the Village will be able to create more than the four affordable units described above.

Needed Land Use Entitlements

To proceed with the construction of the **Riverwoods Reserve** planned residential community, Lexington will require the approval or grant of the following:

1. amendments to Section 9-4A-3 of the Village Code to include residential planned unit developments as authorized special uses in the 1-R District;
2. amendments to Section 9-11-12 of the Village Code concerning residential planned unit developments;



3. the rezoning of the Subject Property from the O & R1 Office and Research District One to the 1-R District;
4. a special use for a Residential Planned Unit Development and of PUD modifications which:
 - a. allow for a minimum lot area per dwelling unit of 5,587 square feet (minimum lot area of 7,000 square feet otherwise required)(note: this assumes dedication of aforesaid 0.53 acres of land to the LCDOT);
 - b. allow for a ten foot (10') buffer along the east property line of the Subject Property (twenty foot (20') buffer otherwise required by Section 9-2-6-11 of the Zoning Ordinance);
 - c. allow each Townhome Building to be constructed on a lot that is less than 40,000 square feet in size; and
 - d. allow for reduced front, side and rear yards and bufferyards;
5. relief from certain provisions of the Title 9, Chapter 6 of the Village Code (the Village's Tree and Woodland Protection Ordinance); and
6. a preliminary plat of subdivision which subdivides the Subject Property into 17 lots.



September 13, 2022
Village of Riverwoods
Lexington Homes
Riverwoods Reserve

Landscape Architecture Design Narrative:

In order to prepare a Tree Preservation & Removal / Preliminary Landscape Plan, a tree survey and tree inventory of the entire site was first completed. The inventory was completed by a certified arborist of the *Davey Resource Group*. The arborist compared each existing tree with a like species of specimen quality, in order to determine the condition / overall health of each tree. Findings included that there are (447) existing trees onsite or within the adjacent parkway, including a mix of deciduous and evergreen species. Hackberry is the most prevalent tree, followed by Black Cherry, American Elm, and Boxelder. There are no Hickory trees onsite, but there are (7) Oaks, (2) Sugar Maples, and (7) Black Walnut trees.

Per the Village of Riverwoods, a portion of the north border of the site (approximately 1.29 acres) has been designated as *delineated woodlands*. Due to the proposed grading, utilities, and site layout, for the new development and stormwater management areas, tree preservation can only occur along the north border of the site. The proposed landscape plan will preserve 0.25 acres of the delineated woodlands. Also, we intend to re-establish woodlands elsewhere onsite. Our preliminary estimate is that we will be able to create 0.50 acres of new woodlands, resulting in a total woodland area for our site of 0.75 acres.

The proposed landscape is conducive to the site climate zone, shall offer multiple seasons of interest, and shall include a diversity of plant species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability, disease-resistance, and desired growth habits. Proposed plant material will enhance the overall development and the proposed building architecture. Plant material shall be carefully and purposely sited, taking into consideration window locations, pedestrian travel, and vehicular visibility (both for aesthetics and safety). The proposed landscape plan shall include shade, ornamental, and evergreen trees, deciduous and evergreen shrubs, ornamental grasses, and perennials. For the initial project phase, the preliminary plan depicts locations of all proposed plant material and site enhancements. At the time of final project phase, all proposed materials and site enhancements will be individually detailed and labeled with a corresponding Plant & Materials List. The List will indicate quantities, sizes, species (botanic and common plant names), and/or descriptions of all proposed materials.



Stormwater management for the project will be handled via two, large basins located along the western half of the site, one located along Deerfield Road and the other north of the new access road. All areas will be naturalized with native plantings that are able to withstand periods of wet and dry times. Native plantings will aid in water storage and water purification, along with providing habitat for pollinators and other beneficial insects.

The proposed development will have three entry monuments, two located along Deerfield Road, one at each proposed access road, and the third located along the east side of the new interior access road (monument locations are indicated with an asterisk on the proposed landscape plan). Each monument will include the name of the development, *Riverwoods Reserve*, and will complement the architectural style and materials of the proposed homes. The westernmost entry monument will also include shared signage for the future commercial to the west. Design of all monuments shall be provided at time of final plans. All proposed signs shall be surrounded by plant material at their base, providing pleasing and welcoming entrances to the development.

Multiple enhancements are located throughout the proposed development. First, there is a berm and an intensive landscape buffer along Deerfield Road, fronting buildings #11 & #12, including a mix of deciduous trees and shrubs, ornamental grasses, perennials, and outcropping stone accent pieces. Second, proposed west of and adjacent to building #10 is a feature area with seating benches, berm, lush landscape, and outcropping accent stone pieces. Then, along the front walkway/courtyard of almost every building shall be an architectural, arbor feature, comprised of wood and brick, denoting the entrances of each building. Next, at the visible ends of every motor court shall be a section of open, architectural fencing (4' high) flanked with landscaping, in order to screen parked vehicles and shield headlights. Lastly, on the non-visible ends of all motor courts along the north property lines, shall be a 4' high, opaque fence, flanked with landscape to also screen driveways and vehicle headlights from neighboring residences.

Finally, all homes will have foundation landscape flanking their front and side elevations (where applicable, as homes are attached to one another and thus some do not have side yards). In order to provide continuity and cohesion throughout the entire development, each home will receive a similar planting design at its foundation, in terms of scale, type, and quantity of plantings proposed. The planting design will remain fairly consistent building to building, but actual plant species will vary. Each foundation landscape for each unit will include a mixture of deciduous and evergreen shrubs and some will also possibly include perennials, ornamental grasses, and an ornamental/understory tree. Again, proposed plant material shall be chosen to complement architecture, to pay careful attention to window placement and height, and to offer 4-seasons of interest with a variety of plant types and species.

