



LexingtonHomes

Riverwoods Reserve

PLAN COMMISSION - PUBLIC HEARING SESSION 3
SITE DESIGN

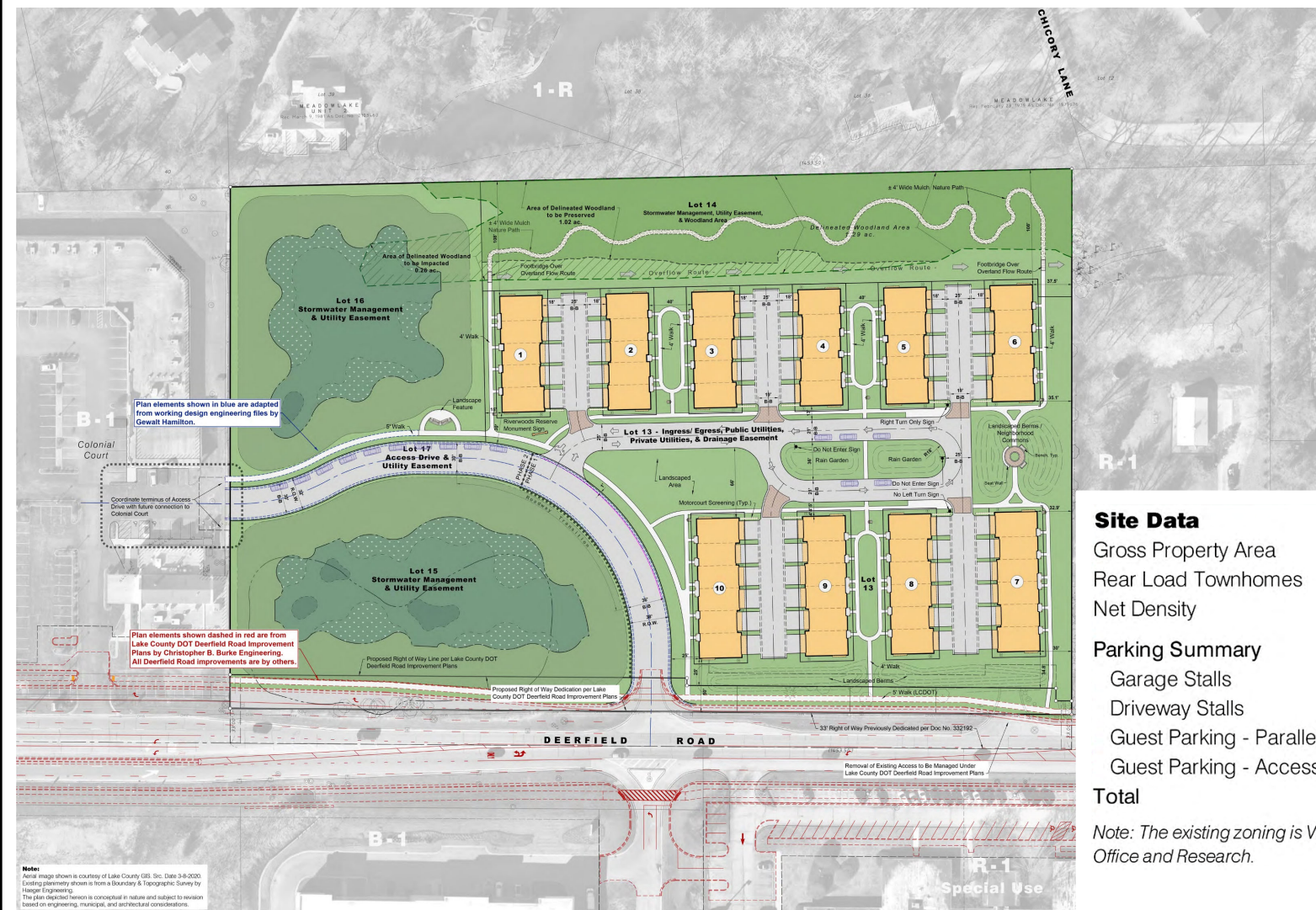
MARCH 16, 2023



Site Plan 69 Units



Site Plan 59 Units



Plan elements shown in blue are adapted from working design engineering files by Gewalt Hamilton.

Plan elements shown dashed in red are from Lake County DOT Deerfield Road Improvement Plans by Christopher B. Burke Engineering. All Deerfield Road improvements are by others.

Note:
Aerial image shown is courtesy of Lake County GIS. Date: 3-8-2020.
Existing planimetry shown is from a boundary & topographic survey by Hager Engineering.
The plan depicted herein is conceptual in nature and subject to revision based on engineering, municipal, and architectural considerations.

Site Data

Gross Property Area	9.38 ac.
Rear Load Townhomes	54 Units
Net Density	5.8 DU/ Ac.

Parking Summary

Garage Stalls	108 @ 2.0:1
Driveway Stalls	108 @ 2.0:1
Guest Parking - Parallel, Loop Road	5 @ 0.1:1
Guest Parking - Access Drive	10 @ 0.2:1
Total	231 @ 4.3:1

Note: The existing zoning is Village of Riverwoods O & R-1, Office and Research.



Site Plan 54 Units (5.80 Dwelling Units per Acre, Net Density)

MEADOWLAKE
UNIT 2
Rec. March 9, 1991 as Disc. No. 2103450

MEADOWLAKE
Rec. February 23, 1979 as Disc. No. 1979676



Proposed Land Coverage Area Summary		
	Area (sf)	Area (ac.)
Site (Not Including R.O.W. Dedication)		
Impervious	176246.96	4.05
Pervious	129246.55	2.97
Water Surface	80048.69	1.84
Subtotal	385542.20	8.85
R.O.W. Dedication		
Impervious	13141.02	0.30
Pervious	9869.98	0.23
Water Surface	0.00	0.00
Subtotal	23011.00	0.53
Total Areas		
Impervious	189387.98	4.35
Pervious	139116.53	3.19
Water Surface	80048.69	1.84
Total Site	408553.20	9.38

PROPOSED LAND COVERAGE AREA LEGEND

Site (Not Including R.O.W. Dedication)

- Impervious Area
- Water Surface Area

R.O.W. Dedication

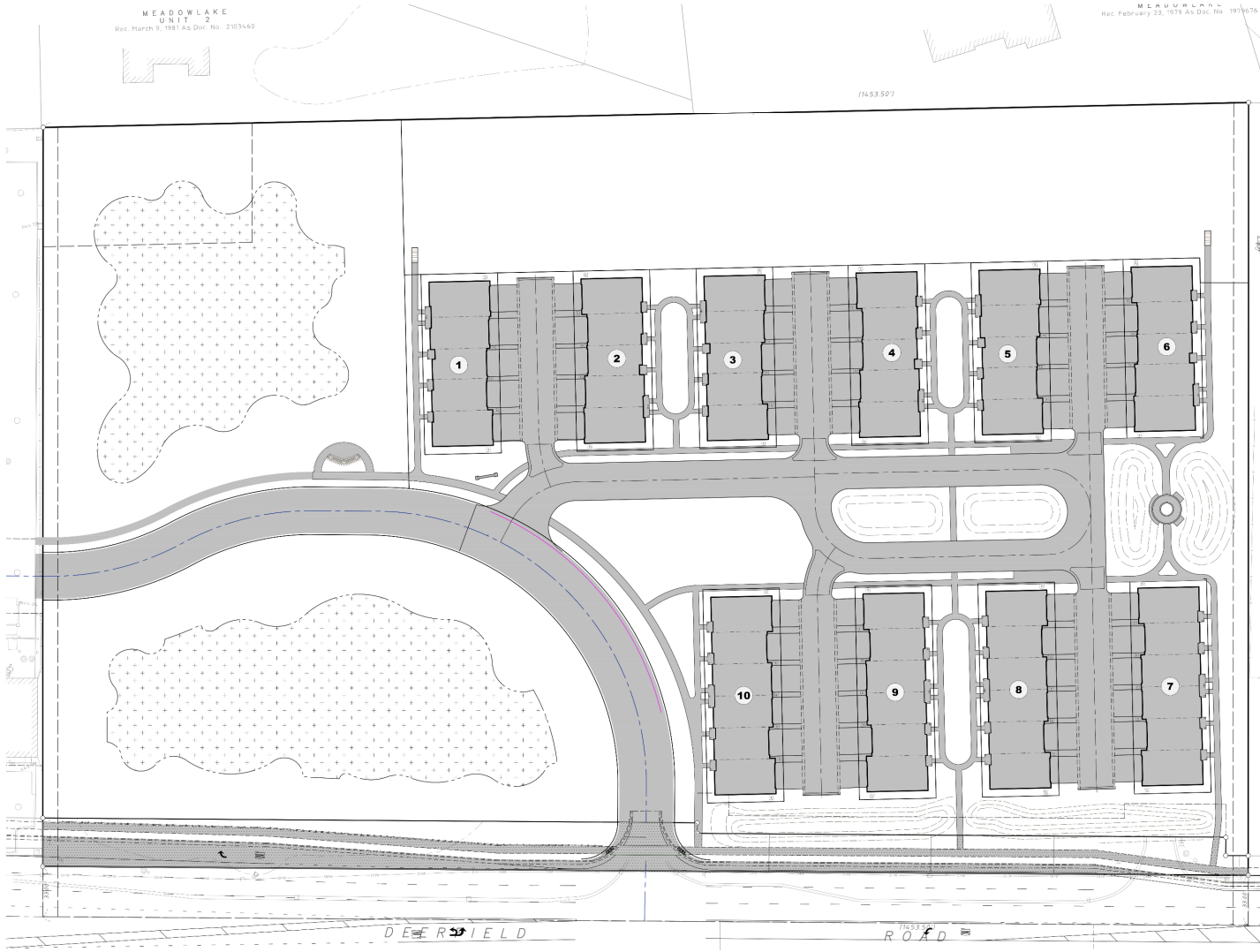
- Impervious Area



MEADOWLAKE
UNIT 2
Rec. March 9, 1981 as Div. No. 2193449

MEADOWLAKE
Rec. February 23, 1978 as Div. No. 1919676

(165350)





Proposed Land Coverage Area Summary

	Area (sf)	Area (ac.)
Site (Not Including R.O.W. Dedication)		
Impervious	133,827	3.07
Pervious	200,825	4.61
Water Surface	50,890	1.17
Subtotal	385,542	8.85
R.O.W. Dedication		
Impervious	12,426	0.29
Pervious	10,585	0.24
Water Surface	0	0.00
Subtotal	23,011	0.53
Total Areas		
Impervious	146,253	3.36
Pervious	211,409	4.85
Water Surface	50,890	1.17
Total Site	408,553	9.38

PROPOSED LAND COVERAGE AREA LEGEND

Site (Not Including R.O.W. Dedication)

-  Impervious Area
-  Water Surface Area

R.O.W. Dedication

-  Impervious Area



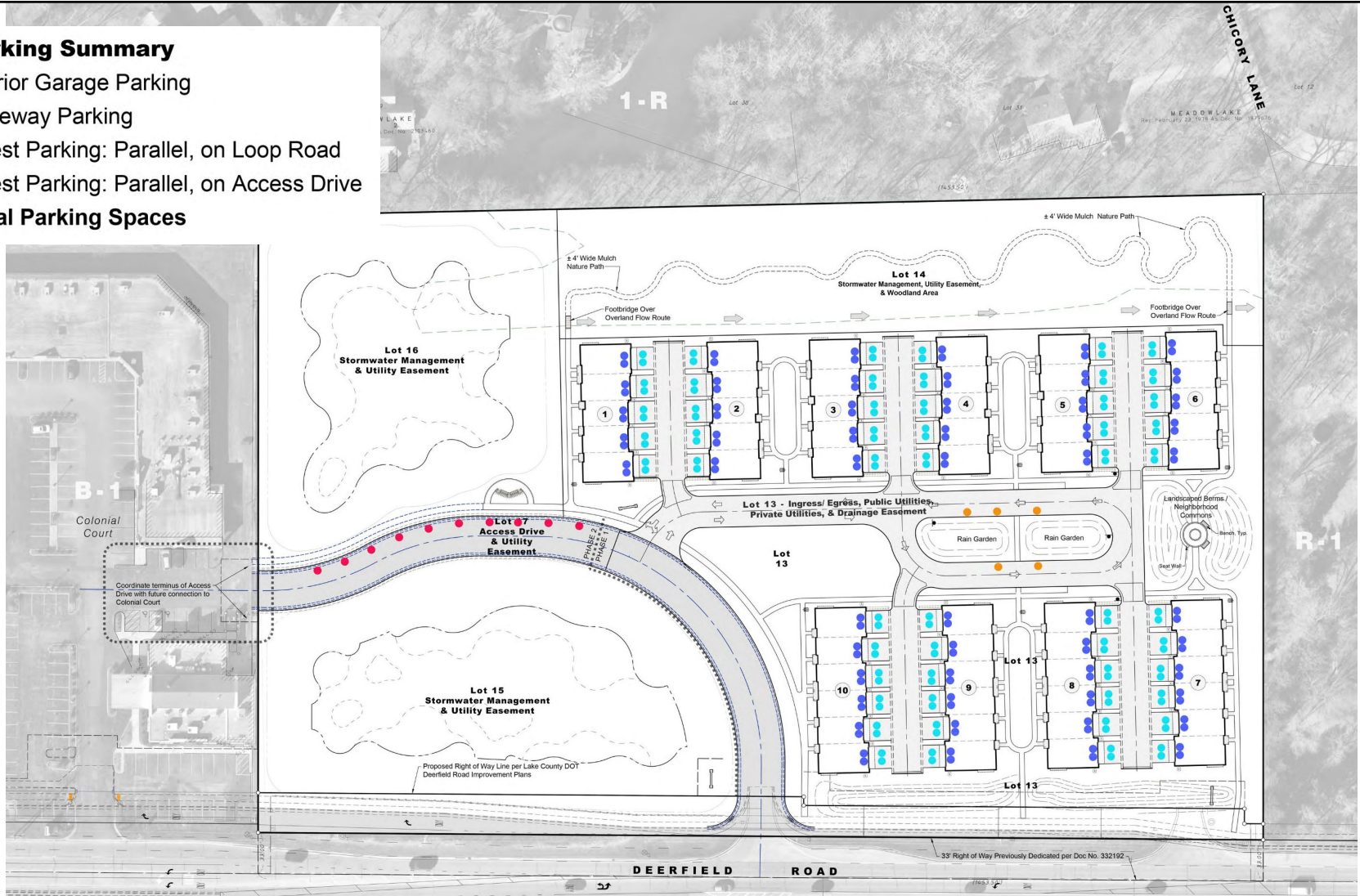
20-147 Site Data		
Site Data		
Gross Property Area	9.38	ac.
Rear Load Townhomes	54	Units
Net Density	5.8	DU/ Ac.
Parking Summary		
Garage Stalls	108	@ 2.0:1
Driveway Stalls	108	@ 2.0:1
Guest Parking - Parallel, Loop Road	5	@ 0.1:1
Guest Parking - Access Drive	10	@ 0.2:1
Total	231	@ 4.3:1

Lot Area Summary		
	s.f.	ac.
Gross Property Area	435,188	9.99
33' R.O.W. Previously Dedicated to Deerfield Road	26,635	0.61
Existing Net Property Area	408,553	9.38
Proposed R.O.W. Dedication per Lake County DOT	23,011	0.53
Site Area: Net Property Area Post-LCDOT Dedication	385,542	8.85
Area in Townhome Lots 1-10	66,528	1.53
Lot 13 Ingress Egress, Public Utilities, Private Utilities, & Drainage Easement	114,409	2.63
Lot 14 Stormwater Management, Utility Easement, and Woodland Area	59,439	1.36
Lot 15 Stormwater Management & Utility Easement	63,379	1.45
Lot 16 Stormwater Management & Utility Easement	62,981	1.45
Lot 17 Access Drive & Utility Easement	18,807	0.43
Total	385,542	8.85

Design Metrics	
<i>Area metrics in this table are calculated using the 9.38 acre Existing Net Property Area and do not reflect the proposed LCDOT dedication</i>	
Building Height	35'
Yard Summary	
Front	25'
Side	30'
Side Adjacent to Street (at Proposed Access Drive)	25'
Rear	108'
Total Lot Area	408,553
Minimum Lot Area	6,350
Minimum Lot Width	122.5
Max. Density - Lot Area ft ² / Unit	7,566
FAR	0.36
Min. Floor Area - First Floor	
Min. Floor Area - Total	
Lot Coverage	12%
Building Separation	
Front - Front	40'
Back - Back	61'
Side - Side	20'
Roadway Width (Back/ Back Curb)	
Loop Road	25'
Motor Courts	25'
Access Drive	36' and 30'

Parking Summary

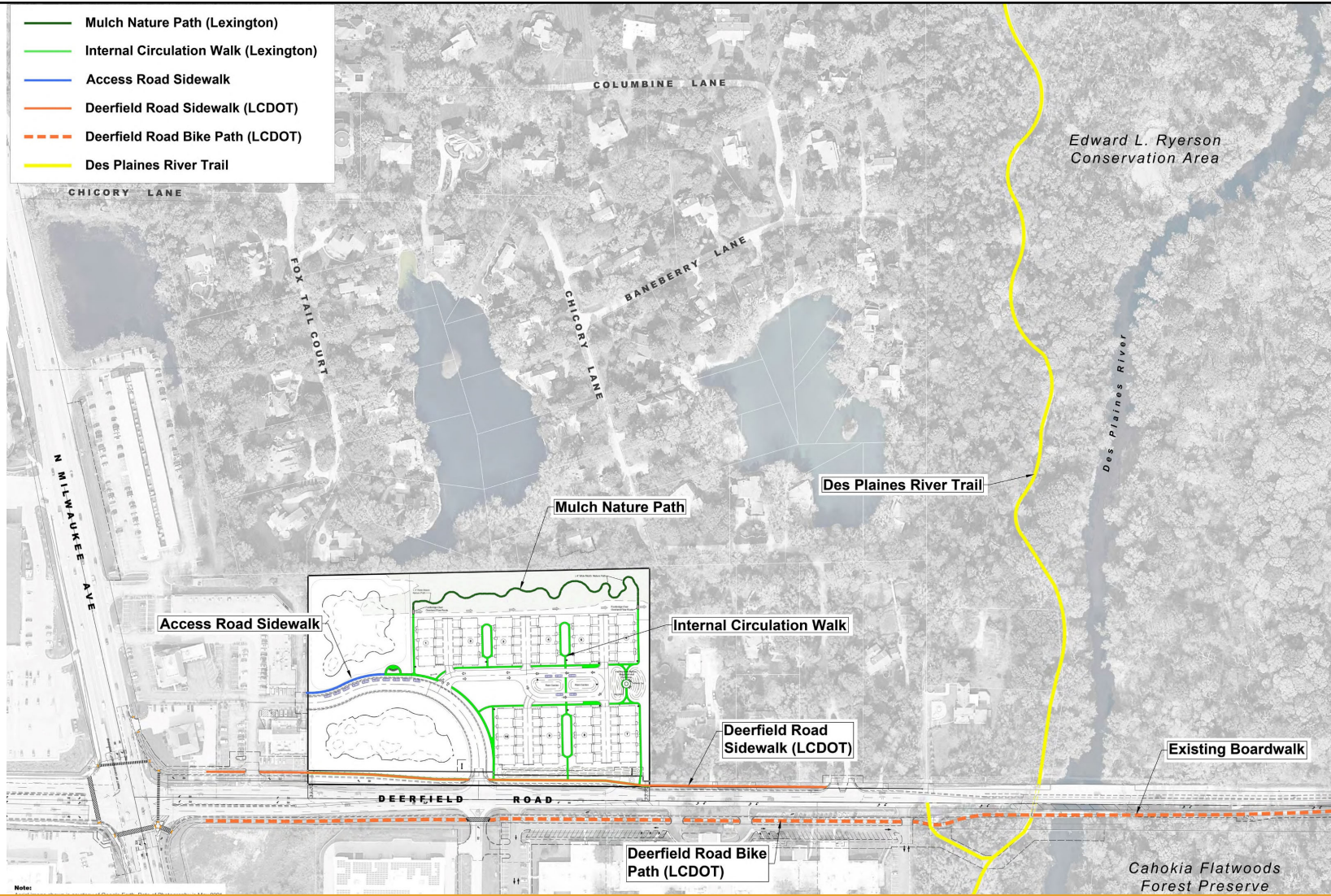
- 108 Interior Garage Parking
- 108 Driveway Parking
- 5 Guest Parking: Parallel, on Loop Road
- 10 Guest Parking: Parallel, on Access Drive
- 231 Total Parking Spaces**

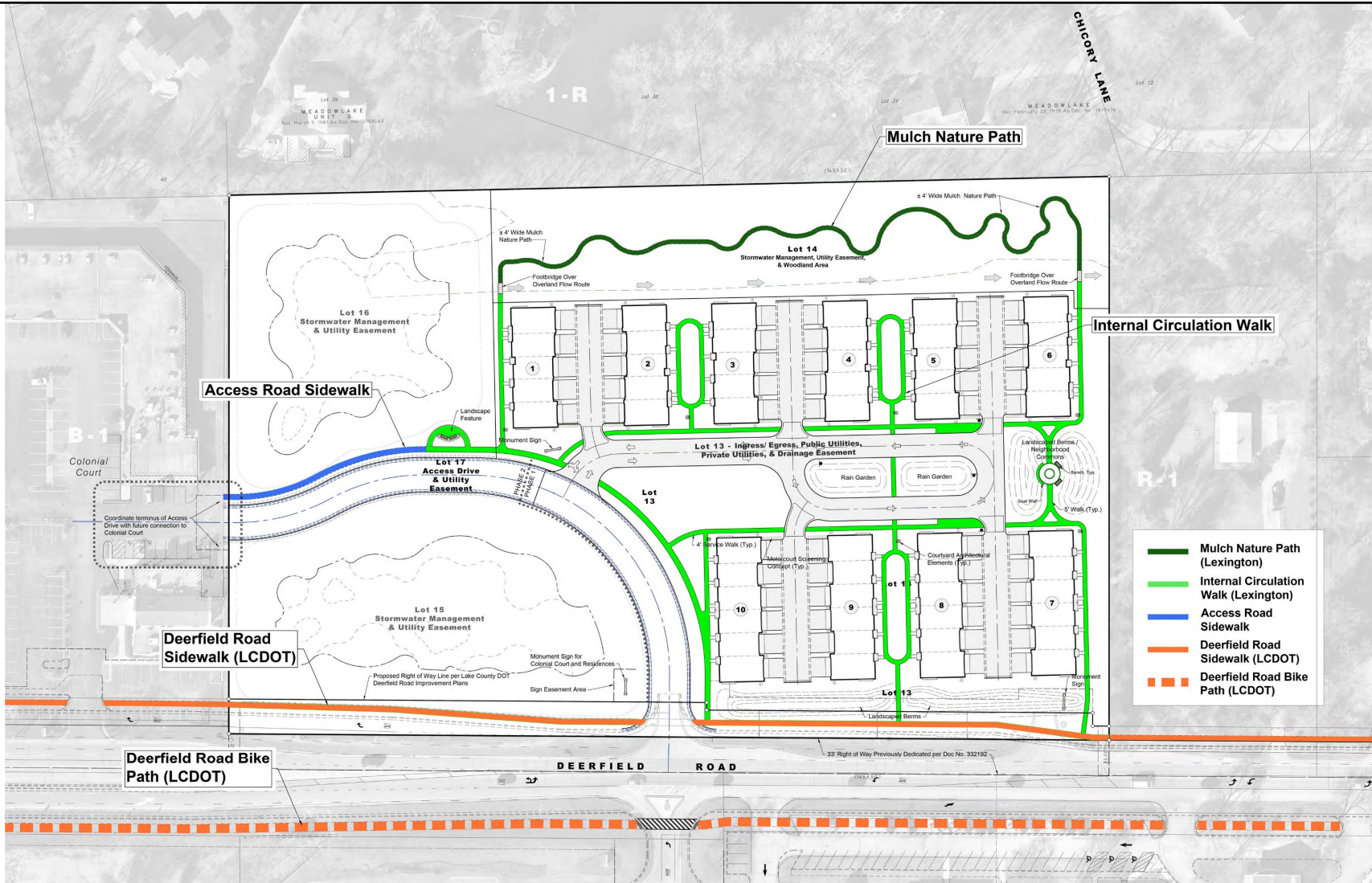


Parking Exhibit | 231 Total Parking Spaces



- Mulch Nature Path (Lexington)
- Internal Circulation Walk (Lexington)
- Access Road Sidewalk
- Deerfield Road Sidewalk (LCDOT)
- Deerfield Road Bike Path (LCDOT)
- Des Plaines River Trail







Typical Front Elevation
Scale: 3/16" = 1'-0"





Typical Front Elevation
 Scale: 3/16" = 1'-0"





Typical Rear Elevation
Scale: 3/16" = 1'-0"



UNIT 560
Typical Side Elevation
Scale: 3/16" = 1'-0"





Typical Rear Elevation
Scale: 3/16" = 1'-0"



UNIT 560
Typical Side Elevation
Scale: 3/16" = 1'-0"





View 1 | Looking Southeast



View 2 | Looking East Along New Access Road



View 3 | Looking East Along New Access Road



View 4 | Overlook Plaza Area



View 5 | Looking East Towards Internal Boulevard



View 6 | Looking East Along Internal Boulevard



View 7 | Courtyard



View 8 | Rain Garden



View 9 | Woodland Path & Footbridge



View 10 | Looking Northwest Along Deerfield Road



View 11 | At New Intersection Along Deerfield Road



View 12 | Looking Northeast Along Deerfield Road

69-Unit Plan:

Elements of Zoning & Subdivision Relief Requested

- 1) Amend Section 9-4A-3 to include Residential PUD as an authorized special use in 1-R District
- 2) Rezone Property from O & R1 Office and Research District One to 1-R District
- 3) Grant special use for a Residential PUD which:
 - a) Allows minimum lot area per DU of 5,587sf in lieu of minimum lot area of 7,000sf;
 - b) Allows 10' buffer along east property line in lieu of 20' buffer;
 - c) Allows each Townhome Building to be on a lot that is less than 40,000sf; and
 - d) Allows for reduced front, side and rear yards and bufferyards
- 4) Grant extraordinary relief from Village's Tree and Woodland Protection Ordinance
- 5) Approve preliminary plat of subdivision

54-Unit Plan:

Elements of Zoning & Subdivision Relief Requested

- 1) Amend Section 9-4A-3 to provide for Village Board establishment of all bulk regulations for a multiple-family housing development
- 2) Rezone Property from O & R1 Office and Research District One to 1-R District
- 3) Grant special use for a multiple family housing development with specific bulk regulations that are determined in accordance with Section 9-4A-3, as amended
- 4) Approve preliminary plat of subdivision

Project Benefits

- 1) Provision of new housing option for existing residents seeking to stay in town but downsize
- 2) Dedication of right-of-way and granting of easements that will facilitate construction of planned Deerfield Road improvements
- 3) Construction of stormwater management improvements that will facilitate the construction of planned Deerfield Road improvements
- 4) Dedication of right-of-way and granting easements that will facilitate construction of access road that will provide alternate access route to and from Deerfield Road for commercial properties at corner of Deerfield Road and Milwaukee Avenue
- 5) Improve drainage conditions by working with Village and owners of properties to the east
- 6) Construction of affordable housing units
- 7) Contribution for construction of additional housing units
- 8) New tax revenues for the Village, local school districts and other taxing jurisdictions with little impact on those taxing bodies

Riverwoods Reserve



LexingtonHomes
Yesterday. Today. Always.

Thank You | Open Discussion