



**VILLAGE OF RIVERWOODS
AMENDED GENERAL ZONING APPLICATION
(rev 7-22-2020)**

Rezoning from O&R1 Office and Research District One District to 1-R 42,000 Square Foot (Inclusive of Road Easements) Single Family Residential District.

Variation, yard setback reductions: _____.

Text Amendment to Section 9-4a-3 of the Zoning Ordinance to provide for Village Board establishment of all bulk regulations for a multiple-family housing development.

Special Use for a multiple-family housing development with specific bulk regulations that are determined in accordance with Section 9-4a-3, as amended.

Preliminary Plat of Subdivision approval.

Determination of similar, compatible uses: _____.

Waiver of strict requirements when necessary and reasonable accommodation to lowering housing barriers is necessary: _____.

_____.

[check applicable box above and state nature of relief sought]

FOR VILLAGE USE ONLY

Hearing fee _____ Escrow Fee _____ Date paid _____

Project Number: _____

Meeting date: _____ Public Hearing: Yes . If so, insert dates for:

Sign posting: _____ Newspaper notice: _____.

Mailed notices: _____.

PLEASE PRINT OR TYPE

Date: April 6, 2023

Project Name: Riverwoods Reserve

Project Description: Construction of 54-unit "for sale" townhome community

Project Address: 3750 Deerfield Road

PIN Numbers: 15-26-300-019

Acres: 9.38

Zoning District: O&R1 Office and Research District One District

I. Owner of Record – name and address.

Federal Life Insurance Company, 3750 Deerfield Road, Riverwoods, IL 60015

Further disclosure of identity of Owner's officers, directors, managers, members, partners or beneficial owners may be required.

II. Applicant/Designated Representative

Lexington Homes, LLC, c/o Nathan Wynsma

(o) 773-598-8487; email address: nwynsma@lexingtonchicago.com

Applicant's relationship to property: contract purchaser.

III. Owner Consent for Authorized Representative

The Owner or designated representative must be present for meetings of the Plan Commission, Zoning Board of Appeals or Village Board, as applicable, as requested when consideration of the merits of the application are on the agenda. The Owner must confirm the right of the Applicant to prosecute any zoning application as a designated representative of the Owner. The Owner or designated representative should have full authority to commit to requests, conditions and make decisions on behalf of the Owner or otherwise delays in considering the application may occur.

By signing this Application, the Owner confirms the right and authority of the Applicant or Designated Representative to commit to requests, conditions and make decisions on behalf of Owner.

IV. Acknowledgments

Owner and Applicant agree that under Illinois law, the Village President (Mayor), Village Trustees, Commissioners and Members of the Plan Commission and Zoning Board of Appeals, Village Attorney, Village Engineer, Village Ecologist and/or any employee or agent of the Village do not have authority to bind or obligate the Village in any way. Owner and applicant acknowledge that only formal action (such as acting by way of motions, resolutions and ordinances) by the Board of Trustees, properly voting in open meeting can obligate the Village or confer any rights or entitlement on the Owner or Applicant, whether legal, equitable or otherwise.

Owner and Applicant agree that Village offices, members of commissions and boards and Village staff may conduct inspections of subject sites as part of the pre-hearing review of requests.

The Owner and Applicant, by signing this application, certify to the correctness of the application and all submittals.

FEDERAL LIFE INSURANCE COMPANY
Owner's signature: By: William Austin

Owner's name: William Austin (PRINT) President + CEO (TITLE)

LEXINGTON HOMES, LLC
Applicant's signature: _____

By: Lexington Homes Illinois, Inc., its Manager

By: Nathan Wynsma
Nathan Wynsma, Vice President

All requests must be accompanied by the items required and all fees must be paid before the Plan Commission or Zoning Board of Appeals will hear any case.

Please contact the Building Department with any questions:

Riverwoods Building Department
300 Portwine Road
Riverwoods, Illinois 60015
Attention: Mr. Russ Kraly, Director of Community Services
Email: rkraly@villageofriverwoods.com
Phone: 847-945-3990

List of supporting materials attached:

- Project Narrative
- Boundary & Topographical Survey
- Preliminary Site Plan
- Architectural elevations and Floor Plans
- Preliminary Engineering plans (Phase 1 and Phase 2)
- Preliminary Plat
- Statement Addressing Standards for Relief Requested (To come)
- Affordable Housing Action Plan (See Project Narrative)
- Tree Preservation and Removal Plan/Preliminary Landscape Plans
- Student Generation Estimates
- Traffic Impact Study
- Requested Modifications from Zoning and Subdivision Requirements (See Project Narrative)
- Negative Findings/Wetland Delineation Report
- Preliminary Site Lighting Exhibit
- Signage Plan (To come)



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

UPDATED PROJECT NARRATIVE

April 6, 2023

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 54 townhome dwelling units (individually, a "Townhome" and collectively, the "Townhomes") which are constructed in 10 five-unit and 4 six-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, stormwater management purposes and open space.

A proposed 15-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** Community, Lexington is seeking to rezone the Subject Property to the 1-R 42,000 Square Foot Single-Family Residential District ("1-R District"), and obtain approval of a special use permit for a multiple-family housing development, which is an authorized special use in the 1-R District. Lexington is also seeking approval of an amendment to the text of Section 9-4A-3 of the Village's Zoning Ordinance to provide for Village Board establishment of all bulk regulations for a multiple-family housing development, approval of a special use permit for a multiple-family housing development, and preliminary plat of subdivision approval.

Lexington's development plan for **Riverwoods Reserve** contemplates a gross density of approximately 5.8 dwelling units per acre, which is below the 6.22 dwelling units per acre density limitation established by the bulk regulations of the 1-R District for a multiple-family housing development.



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 a 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 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 Lake County Division of Transportation ("LCDOT") will need for to improve 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 clean out 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 residential community and for portions of the LCDOT Deerfield Road improvements (4.11 acre feet based on volumes provided by LCDOT) in accordance with local requirements and design standards. They will also provide a water feature and amenity for the residential community. 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 improve 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 five additional affordable units. This total of eight Townhomes equates to 15% of the total number of dwelling units Lexington is proposing to construct on the Subject Property.

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 80% of 120% 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. The three affordable Townhomes, which will average approximately 1,652 square feet in size, will be interspersed in three of the 10 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 Townhomes.

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 \$625,000 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 five 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 provide for Village Board establishment of all bulk regulations for a multiple-family housing development that is constructed in the 1-R District;
2. the rezoning of the Subject Property from the O & R1 Office and Research District One District to the 1-R District;
3. a special use permit for a multiple-family housing development; and
4. preliminary plat of subdivision.



April 6, 2023 (revised)
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*. A significant portion of this delineated woodland will be preserved. To accommodate the proposed grading, utilities, and site layout, for the new development and stormwater management areas, the proposed development only seeks to remove 19.4% (Village code is 20% preservation).

The proposed landscape is conducive to the site climate zone, will offer multiple seasons of interest, and will 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 will be carefully and purposely sited, taking into consideration window locations, pedestrian travel, and vehicular screening and visibility (both for aesthetics and safety). The proposed landscape plan will include a mix of 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, paired with an overland flow route along the north side of the northernmost buildings. Side slopes of both basins will be 3:1 (meaning that for every three feet of horizontal measure,

the grade will transition vertically by one foot of height). The waterlines will undulate, creating a very natural edge to both basins, and both will be naturalized with native plantings that are able to withstand periods of wet and dry times. It is our intention to work closely with the Village Ecologist to craft a plant palette specific to each basin. Native plantings will aid in water storage and water purification, along with providing habitat for pollinators and other beneficial insects. Once established, both basins will be monitored and maintained on an annual basis, in perpetuity, by an ecological contractor approved by the Village of Riverwoods. This contractor will be retained by the *Homeowners Association of Riverwood Reserve*.

The development will have one entry monument, located at the southeast corner of the access road into the proposal Lexington development. The monument will include the name of the development, *Riverwoods Reserve*, and will complement the architectural style and materials of the proposed homes. The proposed sign will be surrounded by plant material at its base, providing a pleasing and welcoming entrance to the development.

Multiple enhancements are located throughout the proposed development, they include:

- 1) Berms and an intensive landscape buffer along Deerfield Road, south of Buildings #7, #8, #9, and #10, offering a mix of evergreen and deciduous trees and shrubs, ornamental grasses, perennials, and outcropping accent stones,
- 2) Basin overlook, southwest of Building #1, offering two seating benches under a wood and brick arbor, lush landscape, and outcropping accent stones,
- 3) Rain garden in the center island of the development road, north of Buildings #8 & #9, further aiding with function (and aesthetics) of the onsite stormwater management
- 4) Circular seating area between Buildings #6 & #7, offering two seating benches, a seatwall, opposing berms, lush landscape, and outcropping accent stones,
- 5) Arbor feature (composed of wood and brick) with lush landscape at every front walkway to every building or clustered pair, and
- 6) Decorative fencing with landscape flanking the entrances of every motor court, in order to screen parked vehicles.

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 will 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.

