



MEMORANDUM

DATE: May 28, 2020

TO: Chairman and Members of the Plan Commission

FROM: Clay T. Johnson, Village Administrator

RE: **Plan Commission Supplement – June 3, 2020 Meeting**

<p>Property Owner: Northern Plains, LLC</p> <p>Name of Applicant: Pulte Home Company, LLC</p> <p>Street Address of Property: 0 N. US Highway 45 (approximate)</p> <p>Existing Zoning Classification: Multiple Family Residential (R-1) with a Special Use Permit for Senior Housing, Age-Restricted</p>

Summary of Request

Please see the enclosed zoning and final plat review memoranda from Manhard. On December 5, 2018, representatives of Northern Plains and Pulte homes brought forward a request for preliminary plat approval and rezoning of the residential section of the former Village Green development to Residential-1 (R-1). With this request came an application for a special use permit to allow the residential development be age-restricted, senior housing. The Plan Commission favorably recommended the plat, rezoning, and special use permit to the Village Board who approved the development and changes to the annexation agreement on May 13, 2020.

The petitioner's submission for final plat, site plan, landscaping, and architecture are in substantial conformance with the preliminary plat approval. One change within the plat is the reduction of buildable, residential lots from 231 to 228. There are some areas where the petitioner is requesting relief from code requirements. The petitioner is requesting a text amendment which would modify the rear yard setback requirement from 25 feet to 19 feet. This would allow for more of the larger floor plans with all options to fit more lots, thereby increasing their marketability to future residents. Having lots which accommodate more optional features helps reduce monotony amongst the various units.

A variance is requested from the Village code's requirement that new residential developments maintain 70% of mature woodlands to reduce that requirement to 28%. While there is a higher removal of trees interior to the Briargate development,



landscape screening (including trees) were added to the north property line separating Briargate from the Townhomes of Country Place. Landscaping is also proposed along the proposed Millennium Trail connection, parkways, and entrances. Significant wetlands present building challenges to the development, so creating buildable lots will require the removal of trees.

The petitioner is also requesting that the Village approve the vacation of the spine road easement. The “spine road” easement refers to the proposed curvilinear roadway that was originally platted on the Village Green development to connect the development to US 45 when Oliver McMillan was still the owner. This roadway was revised to be perpendicular to US 45 per the preliminary plat, but the previous easement was never formally vacated. This action would eliminate the curvilinear easement and establish the straight Briargate Boulevard as the primary access off of US 45 to the development.

The applicant has submitted final stormwater design and final engineering plans which have both been reviewed. All comments on final engineering raised by Manhard during the course of their review have been addressed.

Design related comments on the stormwater engineering have all been addressed by the applicant as well. Included within the comments was a request to coordinate the stormwater tie-in to the north of the property with the Townhomes of Country Place HOA. An easement granted to the Village of Lindenhurst is currently platted within the Townhomes of Country Place for stormwater drainage which will flow from Pond 1 of the Briargate subdivision.

Materials Included for Review

Documents related specifically to the Briargate development included for your review are as follows:

- Application for Development Approval
- Petition from the Applicant for Development Approval
- Final Plat of Survey
- Final Site Plan
- Proposed Signage Plan
- Natural Resource Plan
- Final Engineering
- Residential Unit Elevations
- Stormwater Maintenance Plan



Approvals Sought

There are a series of approvals that are being requested from the Plan Commission. They include the following:

- Final Plat approval for the R-1, senior-housing, age-restricted development;
- Final site plans, landscaping plans, and architectural elevations;
- Text amendment to Village Zoning Code which to modify the rear yard setbacks from 25 feet to 19 feet;
- A variation from natural resource protection standards for mature woodlands in a residential district from 70% to 28%;
- Vacation of the spine road easement;
- Approval of the submitted signage package;

Action Requested

A motion for approval of these items can be stated as follows:

Motion to recommend to the Village Board approval of the following application for the Briargate age-restricted development:

- Final plat of subdivision;
- Final site plans, landscaping plans, and architectural elevations;
- Text amendment to the R-1 regulations of the zoning code to modify the rear yard setback requirement from 25 to 19 feet;
- Variation from the natural resource preservation standards from the required 70% to 28%;
- Vacation of the spine road easement;
- Approval of the sign package.

Subject to the following conditions:

1. Compliance with the preliminary approvals and the annexation agreement, as amended;
2. Village approval of the final engineering plans;
3. Construction of all improvements in substantial accordance with the approved final plans;
4. Commencement of construction of the clubhouse within 3 months of issuance of a building permit in phase 2 of the development;
5. Agreement to indemnify, hold harmless, and defend the Village for claims relating to the vacation of the spine road easement
6. Recordation of covenants, conditions, and restrictions acceptable to the Village;