

ORDINANCE NO. 1852-18

AN ORDINANCE GRANTING PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN APPROVAL, GRANTING PRELIMINARY SUBDIVISION PLAT APPROVAL, GRANTING PRELIMINARY ENGINEERING PLAN APPROVAL, GRANTING PRELIMINARY LANDSCAPE PLAN APPROVAL, AND GRANTING CERTAIN RELIEF FROM THE VILLAGE'S ZONING ORDINANCE, SUBDIVISION CONTROL ORDINANCE, AND BUILDING REGULATIONS ORDINANCE— K. HOVNANIAN T & C HOMES AT ILLINOIS LLC—THE VILLAS AT THE COMMONS—NORTHWEST CORNER OF MIDLOTHIAN ROAD AND LANDOVER PARKWAY

WHEREAS, on or about February 26, 2018, K. Hovnanian T & C Homes at Illinois LLC, as applicants and/or owners of the property, filed an application for a special use permit for a planned unit development, and preliminary planned unit development and subdivision plan and plat approval regarding the property legally described on **Exhibit "A"** attached hereto and incorporated herein ("SUBJECT REALTY"); and

WHEREAS, Notice of Public Hearing with respect to the relief being requested was published on or about April 16, 2018, in the Daily Herald, being a newspaper having general circulation within the Village of Hawthorn Woods, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, all other notices required by the statutes of the State of Illinois and the ordinances of the Village have been given; and

WHEREAS, pursuant to said Notice, the Planning, Building and Zoning Commission of the Village of Hawthorn Woods conducted a Public Hearing regarding the relief being requested on or about May 8, 2018, as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, the Planning, Building and Zoning Commission forwarded its recommendations, including its Findings of Fact, to the Mayor and Board of Trustees on or about May 29, 2018, a copy of which is attached hereto as **Exhibit "B"** and incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: That the SUBJECT REALTY is zoned R-1 One-Family Residence District and GO General Office District and is the subject of an application for a special use for a planned unit development. The zoning of the SUBJECT REALTY is proposed to consist of a planned unit development containing approximately 22.346 acres as R-2 One-Family Residence District.

SECTION TWO: That there is hereby granted preliminary planned unit development plan approval, preliminary plat approval, preliminary engineering plan approval, preliminary landscape plan approval, and certain relief from the Village's Zoning Ordinance, Subdivision Control Ordinance, and Building Regulations on the SUBJECT REALTY so as to permit development of the SUBJECT REALTY with seventy-three (73) single-family residences, subject to conditions, departures and variations set herein.

SECTION THREE: The passage of this Ordinance shall constitute approval of the preliminary plan and plat of planned unit development, specifically the Preliminary Plan prepared by BSB Design, consisting of one (1) sheet, dated February 20, 2018 and bearing the latest revision date of April 27, 2018, attached hereto as **Exhibit "C-1"**, and Preliminary Plat prepared by R.E. Allen and Associates, LTD, consisting of two (2) sheets, dated February 26, 2018, and bearing the latest revision date of April 25, 2018, attached hereto as **Exhibit "C-2"**, and Preliminary Engineering Plans prepared by Pearson, Brown and Associates, Inc., Job No. 17132, consisting of five (5) sheets, dated February 22, 2018, and bearing the latest revision date of April 23, 2018, attached hereto as **Exhibit "C-3"**, subject to the conditions and departures set forth herein.

SECTION FOUR: That the Tree Preservation Plan prepared by Krogstad Land Design Limited, Project KHH1804 , consisting of one (1) sheet, dated February 23, 2018 and bearing the latest revision date of April 26, 2018, attached hereto as **Exhibit “D-1”**, and Preliminary Landscape Plan prepared by Krogstad Land Design Limited, Project KHH1804, consisting of two (2) sheets, dated February 23, 2018 and bearing the latest revision date of April 26, 2018, attached hereto as **Exhibit “D-2”**, subject to the conditions and departures set forth herein.

SECTION FIVE: That there are hereby granted certain exclusions from and exceptions to the Village’s Zoning Ordinance, Subdivision Control Ordinance, and Building Regulations Ordinance as set forth in **Exhibit “E”** attached hereto and incorporated herein, which are subject to the conditions contained herein.

SECTION SIX: That the approvals set forth in Section One, Section Two, Section Three, Section Four, and Section Five of this Ordinance are subject to the following terms and conditions and identified in as **Exhibit “F”**, where relevant:

1. Village Board approval of an amendment to the official zoning map of Hawthorn Woods, Illinois to change the zoning designation of the Subject Property from GO General Office District and R-1 One-Family Residence District to the R-2 One-Family Residence District.
2. Special Use Permit for a Planned Unit Development, subject to:
 - A. Approval of a special use permit for a planned unit development by the Village Board of Trustees.
 - B. Approval of the Preliminary and Final Plat of Subdivision by the Board of Trustees.
 - C. Approval of the preliminary and final engineering plans by the Village Engineer.
 - D. Approval of the final landscape plan by the Board of Trustees.
 - E. Conditions identified in this ordinance.
3. Preliminary PUD plan/Preliminary Plat of Subdivision subject to:
 - A. Approval of the Preliminary and Final Plat of Subdivision by the Board of Trustees.
 - B. Approval of the preliminary and final engineering plans by the Village Engineer.

- C. Approval of any off-site roadway improvement plans and access permits by the Illinois Division of Transportation.
- D. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated April 17, 2018, and as subsequently revised.
- E. Plan review comments provided by Erika Frable, PE, Village Engineer, dated April 17, 2018, and as subsequently revised.
- F. Plan review comments provided by Michael Cassata, AICP, Village Community Development Director, dated April 13, 2018, and as subsequently revised.
- G. Plan review comments provided by Rolf C. Campbell & Associates, dated April 16, 2018, and as subsequently revised.
- H. Plan review comments provided by Lake Zurich Fire and Rescue Department, dated April 25, 2018, and as subsequently revised.
- I. Review and approval of response-to-comments provided by the Applicant, copies of which are in the Preliminary Plan Submittal booklet.
- J. Approval of the departures as depicted in the Preliminary Plan Submittal booklet.

4. Preliminary subdivision engineering plans subject to:

- A. Approval of the preliminary and final PUD Plat of Subdivision by the Board of Trustees.
- B. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated April 17, 2018, and as subsequently revised.
- C. Plan review comments provided by Erika Frable, PE, Village Engineer, dated April 17, 2018, and as subsequently revised.
- D. Approval of the preliminary and final engineering plans by the Village Engineer.
- E. Approval of the Public Service Uses by all federal, state, and local regulatory agencies, as required.
- F. Approval of public water from Aqua Illinois.
- G. Approval of public sewer.

5. Preliminary landscape plans subject to:

- A. Approval of the preliminary and final engineering plans by the Village Engineer.
- B. Approval of the final landscape plan by the Board of Trustees.
- C. Plan review comments provided by Michael Cassata, AICP, Village Community Development Director, dated April 13, 2018, and as subsequently revised.
- D. Plan review comments provided by Rolf C. Campbell & Associates, dated April 16, 2018, and as subsequently revised.

6. Signage plan as a part of Final Plat of Subdivision approval.

7. Lighting plan as a part of Final Plat of Subdivision approval.

8. Application for a Special Use Permit for display homes as a part of Final Plat of Subdivision application.

9. Building elevations for Lots 1- 73 subject to approval by the Board of Trustees.

10. Approval of a construction entrance plan depicting all construction vehicles accessing the subject property via a temporary access to be determined during final engineering.
11. Approval of HOA documents by the Board of Trustees.
12. Any other relief, conditions, or approvals the Village Board of Trustees may determine are necessary, to include, but not limited to, the following:
 - A. Reduce the width of Lots 23 – 32 to no less than 42-feet, as needed, to increase the width of the buffer area adjacent to Lots 27 and 28 on the subject property.
 - B. Provide a minimum distance from the western subject property line to the western edge of Lots 27 and 28 to approximately 27.5 feet.
 - C. Provide increased non-deciduous landscaping along the western subject property line to accommodate four-season screening.
 - D. Provide architectural enhancements on key lots, such as shutters and other features.
 - E. Increase the Potter Court right-of-way to 60 feet around the entire court.
 - F. The entire Potter Court green space and landscaping shall be owned and maintained by the HOA and shall be codified in the HOA declarations.
 - G. Provide an easement from the western edge of Potter Court (between Lots 27 and 28) that extends to the western subject property line for future installation of a pedestrian path in the event the County installs a north-south bike path on the east side of Fairfield Road.
 - H. Provide an aerator in each detention pond.
 - I. Fully resolve the drain tile/wetland issue to staff's satisfaction prior to moving forward with the entitlements on this project.
13. Review and approval of any necessary documents as determined by the Village Attorney.
14. Resolution of parkland/cash donation.
15. Execution of a Subdivision Improvement Agreement for on-site and off-site improvements prior to Final Plat of Subdivision approval.
16. Agree to approval of back-up SSA for homeowner's association obligations.

SECTION SEVEN: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this ordinance.

SECTION EIGHT: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Rios, Corrigan, Dimaggio, Mancino

NAYS: Haiser, Kosik

ABSTENTIONS: 0

ABSENT: David

APPROVED: 
Joseph Mancino, Mayor

ATTEST: 
Donna Lobaito, Village Clerk

PASSED: May 29, 2018

APPROVED: May 29, 2018

EXHIBIT "A"

LEGAL DESCRIPTION

**THE VILLAS AT THE COMMONS
HAWTHORN WOODS, ILLINOIS
METES AND BOUNDS LEGAL DESCRIPTION**

PARCEL 1: THE SOUTH 803.18 FEET OF THE WEST 768.82 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 190.0 FEET OF THE WEST 229.3 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 768.62 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 803.18 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 711.89 FEET TO THE CENTERLINE OF MIDLOTHIAN ROAD (FORMERLY ILLINOIS ROUTE 63); THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, A DISTANCE OF 906.85 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 283.11 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AREA

22.346 AC

(more or less)

PINs: 14-09-200-034 and 14-09-200-030

EXHIBIT "B"
FINDINGS OF FACT



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

FINDINGS OF FACT

**Public Hearing Date:
May 8, 2018**

**K. Hovnanian T & C Homes at Illinois LLC – The Villas at the Commons
Request for Special Use Permit for Proposed Planned Unit Development
Preliminary Development Plans**

Based upon the evidence presented to the Planning Building and Zoning (PB&Z) Commission at the public hearing, the PB&Z Commission makes the following findings of fact with respect to the requested special use permit in connection therewith.

9-14-4.B:

(1) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

Finding: The PB&Z Commission finds that the single-family residential development is designed with the interest of public convenience and will contribute to the general welfare of the neighborhood and the community at large.

(2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvement in the vicinity.

Finding: The PB&Z Commission finds that the special use and uses permitted in the development will not cause an undue detrimental influence or effect upon the surrounding neighborhood, be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

(3) That the proposed use will comply with the regulations and conditions specified in this Title for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Finding: The PB&Z Commission finds that the special use and uses permitted in the development will comply with (i) the regulations and conditions specified in this Title for such use, and (ii) with the stipulations and conditions made as a part of the authorization granted by the Village Board of Trustees.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on May 8, 2018.

Respectfully submitted,



Jim Merkel, Chairperson

MJC



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

FINDINGS OF FACT

Public Hearing Date:
May 8, 2018

**K. Hovnanian T & C Homes at Illinois LLC – The Villas at the Commons
Request for a Planned Unit Development
Preliminary Development Plans**

Based upon the evidence presented to the Planning Building and Zoning (PB&Z) Commission at the public hearing, the PB&Z Commission makes the following findings of fact with respect to the requested Planned Unit Development in connection therewith.

9-15-7.A. General:

(1) The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.

Finding: The PB&Z Commission finds that the single-family residential uses permitted by the requested exceptions from the Village Code are necessary, desirable and appropriate for development of this subdivision as a planned unit development.

(2) The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

Finding: The PB&Z Commission finds that the uses permitted in the development will not cause an undue detrimental influence or effect upon the surrounding neighborhood.

(3) That any industrial park areas established in the planned unit development conform to all requirement therefor as set forth elsewhere in this Title.

Finding: N/A

(4) That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned unit development shall be subject to the requirements for each individual classification as established elsewhere in this Title, except as may be

specifically varied in the ordinance granting and establishing a planned unit development use.

Finding: The PB&Z Commission finds that the departures to the minimum requirements established in the R-2 One-Family Residence District of the Village Code shall be specifically identified in the ordinance granting and establishing this planned unit development.

(5) When private streets and common driveways are made a part of the planned unit development or private common open space or recreation facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.

Finding: The PB&Z Commission finds that all covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development provide for the continued operation and maintenance of any private streets, common driveways, private common open space, and/or recreation facilities that are part of the planned unit development and shall be subject to the approval of the Village Board. The PB&Z Commission also finds that the above items shall not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

9-15-7.B. Residential:

(1) Residential density for a planned unit development shall not be greater than the recommended density, as shown in this Title for the Village, nor shall any lot to be used for residential purposes be less in area or dimension than that required by the district regulations applicable to the district in which the planned unit development is located, except that the PB&Z may recommend and the Village Board may grant a reduction in such lot area and dimension, but not more than fifteen percent (15%) when the planned unit development provides common open space equal to not less than ten percent (10%) of the gross area of the planned unit development.

Finding: The PB&Z Commission finds that the planned unit development provides for residential density that is inconsistent with the R-2 District. The planned unit development provides for dwelling lot areas that are inconsistent with the R-2 District requirements and the allowed lot area reduction of 15%. However, the PB&Z Commission finds acceptable a departure to the minimum requirement for lot areas as identified in Standards 9-15-7.A.4 and 9-15-7.D.1 of these Findings of Fact and in the planned unit development ordinance for this planned unit development.

(2) Business uses may be included as part of a planned residential development when the PB&Z Commission finds that such business uses are beneficial to the overall planned unit development and will not be injurious to adjacent or neighboring properties. Such business uses shall not be greater in area than ten percent (10%) of the planned unit development.

Finding: N/A

(3) The open areas provided in the part of the planned development containing only residential structures shall be preserved over the life of the planned unit development for use only by the residents of the planned development.

Finding: The PB&Z Commission finds that the planned unit development provides for parks, commons, greenways and open areas for use by residents of the planned unit development and the general public. As such, the PB&Z Commission finds acceptable a departure to the minimum requirement for the above item as identified in Standards 9-15-7.A.4 and 9-15-7.D.1 of these Findings of Fact and in the planned unit development ordinance for this planned unit development.

(4) For that part of a planned development devoted to residential uses, the PB&Z Commission may recommend and the Village Board of Trustees may approve, access to a dwelling by a driveway or pedestrian walk easement, and spacing between buildings of lesser widths or depths than required by district regulation for the district in which the planned development is located, provided:

a. That adequate provisions are made which perpetuate during the period of the special use, access easements and off-street parking spaces for use by the residents of the dwelling served;

Finding: The PB&Z Commission finds that all covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development perpetuate access easements for use by the residents of the dwellings served. The PB&Z Commission also finds that the above items shall not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

b. The spacing between buildings shall be approved by the PB&Z Commission and shall be consistent with the application of recognized site planning principles for securing a unified development, and due consideration is given to the openness normally afforded by intervening streets.

Finding: The PB&Z Commission finds that the planned unit development provides for spacing between buildings and adequate rights-of-way widths that are consistent with the application of recognized site planning principles for a high-density single-family-designed planned unit development. As such, the PB&Z Commission finds acceptable a departure to the minimum requirement for spacing between buildings as identified in Standards 9-15-7.A.4 and 9-15-7.D.1 of these Findings of Fact and in the planned unit development ordinance for this planned unit development.

c. The yards for principal buildings along the periphery of the development shall be not less in width or depth than required for permitted uses in the district regulations applicable to the districts in which the planned development is located; and the plan is developed to afford adequate protection to neighboring properties as recommended by the Village Board of Trustees.

Finding: The PB&Z Commission finds that the planned unit development provides for dwelling lot widths and depths along the periphery of the development that are inconsistent with the R-2

District requirements. However, the PB&Z Commission finds acceptable a departure to the minimum requirement for lot areas as identified in Standards 9-15-7.A.4 and 9-15-7.D.1 of these Findings of Fact and in the planned unit development ordinance for this planned unit development.

9-15-7.C. Cluster Subdivision: In any one-family cluster subdivision, the PB&Z Commission may recommend and the Village Board may authorize the following exceptions to the regulations of the district in which the cluster subdivision is permitted as a special use:

(1) A reduction of the lot area by not more than five percent (5%) and in no case shall the lot area be less than twenty thousand (20,000) square feet.

Finding: N/A

(2) A reduction of the lot width to:

100 feet in the R-1 District

90 feet in the R-2 District

Finding: N/A

(3) Lot Area:

a. That in the part of the planned development containing only residential uses, the minimum lot area per dwelling unit may be not more than five percent (5%) less than that required for permitted uses in the district regulations applicable to the district in which the planned development is located.

Finding: N/A

b. Reduction of such lot area be recommended by the PB&Z Commission and approved by the Village Board only where there is contained within the planned development permanent open area, the area and location of which shall meet with the approval of the Commission, and that such open space shall not be less than that which would pertain if developed on individual lots.

Finding: N/A

c. Such open areas shall be preserved over the life of the planned development, for use only by the residents of the planned development or dedicated to the Village for school, park, playground or other public uses.

Finding: N/A

4. That in a planned development devoted to residential use, the PB&Z Commission may recommend and the Village Board may approve, access to a dwelling by a driveway or pedestrian walk easement; however, off-street parking facilities for such dwellings shall be

located not more than two hundred feet (200') from the dwelling served; yards of lesser widths or depths than required for permitted uses in the district regulations applicable to the district in which the planned development is located; provided:

a. That protective covenants are recorded which perpetuate access easements and off-street parking spaces for use by the residents of the dwellings served;

Finding: N/A

b. That spacing between buildings shall be consistent with the application of recognized site planning principles for securing a unified development and due consideration is given to the openness normally afforded by intervening streets and alleys;

Finding: N/A

c. Spacing between principal buildings within a part of a planned development shall be equivalent to such spacing as would be required between buildings by district regulations for the district in which it is located.

Finding: N/A

5. That in a planned business development, the following additional requirements are hereby specified:

a. All buildings shall be set back not less than thirty feet (30') from all streets bounding the site;

Finding: N/A

b. Required off-street parking space shall be provided in the ratio of not less than ten (10) parking spaces for every one thousand (1,000) square feet of gross floor area;

Finding: N/A

c. All walks within the planned development shall be paved with a hard surfaced material meeting the specifications of the Village Engineer;

Finding: N/A

d. Any part of the planned development not used for buildings, loading and accessways, shall be attractively landscaped with grass, trees, shrubs or pedestrian walkways, according to a landscape plan, as approved by the PB&Z;

Finding: N/A

e. The buildings in the planned development shall be planned and designed as a unified and single project.

Finding: N/A

9-15-7.D. Variations of Minimum Requirements:

1. Wherever the applicant proposes to provide and set out, by platting, deed, dedication, restriction or covenant, and land or space separate from one-family or multi-family residential districts to be used for parks, playgrounds, commons, greenways or open areas, the PB&Z Commission may consider and recommend to the Village Board and the Village Board may vary the applicable minimum requirements of the subdivision regulations and this Title which may include, but not necessarily be limited to, the following:

- a. Rear yard**
- b. Side yard**
- c. Lot area**
- d. Bulk**
- e. Intensity of use**
- f. Street width**
- g. Sidewalks**
- h. Public utilities**
- i. Off-street parking**

Finding: The PB&Z Commission finds that the planned unit development provides for parks, commons, greenways and open areas. As such, the PB&Z Commission finds acceptable departures to the minimum requirements for the above items as identified in the planned unit development ordinance and in accordance with Standard 9-15-7.A.4 of these Findings of Fact.

2. Business:

- a. Business uses shall be as prescribed by the PB&Z Commission.**
- b. All business and storage of materials shall be conducted or stored within a completely enclosed building.**
- c. Not more than thirty percent (30%) of the lot area shall be covered by buildings or structures.**
- d. At least ten percent (10%) of the lot shall be provided for landscape and open space purposes.**
- e. No building shall be more than thirty five feet (35') in height.**

- f. No dwelling shall be permitted in a planned business development.
- g. Off street parking shall be provided and maintained on the same lot based upon three (3) square feet of parking space for each square foot of gross floor area unless the PB&Z recommends and the village board requires additional off street parking space.
- h. Service and loading and unloading facilities shall be provided as recommended and approved by the PB&Z.
- i. No building shall be located nearer than fifty feet (50') to any street line.
- j. Business developments shall be adequately screened by fencing or landscaping or both along the boundaries of adjacent residential, public open space, schools, churches or other similar uses. The screen planting shall be prepared by a landscape architect and shall meet the approval of the PB&Z.
- k. Outside lighting shall be so designed and placed so as to not be disturbing to adjacent residential areas. (Ord. 381-87, 6-9-1987)
- l. Signs shall comply with the regulation of the B retail business/commercial uses permitted in this title. (Ord. 381-87, 6-9-1987; amd. Ord. 1314-10, 1-19-2010)

Finding: N/A

9-15-7.E. Conditions And Guarantees: Prior to granting any special uses, the PB&Z Commission may recommend, and the village board shall stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as deemed necessary for the protection and requirements specified herein or as may be from time to time required. In all cases in which special uses are granted, the village board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

Finding:

1. Special Use Permit for a Planned Unit Development, per Sections 9-14-4 and 9-15-7, subject to:
 - A. Approval of the Preliminary and Final Plat of Subdivision by the Board of Trustees.
 - B. Approval of the preliminary and final engineering plans by the Village Engineer.
 - C. Approval of the final landscape plan by the Board of Trustees.
2. Preliminary PUD plan/Preliminary Plat of Subdivision subject to:
 - A. Approval of the Preliminary and Final Plat of Subdivision by the Board of Trustees.
 - B. Approval of the preliminary and final engineering plans by the Village Engineer.

- C. Approval of any off-site roadway improvement plans and access permits by the Illinois Division of Transportation.
- D. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated April 17, 2018, and as subsequently revised.
- E. Plan review comments provided by Erika Frable, PE, Village Engineer, dated April 17, 2018, and as subsequently revised.
- F. Plan review comments provided by Michael Cassata, AICP, Village Community Development Director, dated April 13, 2018, and as subsequently revised.
- G. Plan review comments provided by Rolf C. Campbell & Associates, dated April 16, 2018, and as subsequently revised.
- H. Plan review comments provided by Lake Zurich Fire and Rescue Department, dated April 25, 2018, and as subsequently revised.
- I. Review and approval of response-to-comments provided by the Applicant, copies of which are in the Preliminary Plan Submittal booklet.
- J. Approval of the departures as depicted in the Preliminary Plan Submittal booklet.

3. Preliminary subdivision engineering plan subject to:

- A. Approval of the preliminary and final PUD Plat of Subdivision by the Board of Trustees.
- B. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated April 17, 2018, and as subsequently revised.
- C. Plan review comments provided by Erika Frable, PE, Village Engineer, dated April 17, 2018, and as subsequently revised.
- D. Approval of the preliminary and final engineering plans by the Village Engineer.
- E. Approval of the Public Service Uses by all federal, state, and local regulatory agencies, as required.
- F. Approval of public water from Aqua Illinois.
- G. Approval of public sewer.

4. Preliminary landscape plan subject to:

- A. Approval of the preliminary and final engineering plans by the Village Engineer.
- B. Approval of the final landscape plan by the Board of Trustees.
- C. Plan review comments provided by Michael Cassata, AICP, Village Community Development Director, dated April 13, 2018, and as subsequently revised.
- D. Plan review comments provided by Rolf C. Campbell & Associates, dated April 16, 2018, and as subsequently revised.

5. Signage plan as a part of Final Plat of Subdivision approval.

6. Lighting plan as a part of Final Plat of Subdivision approval.

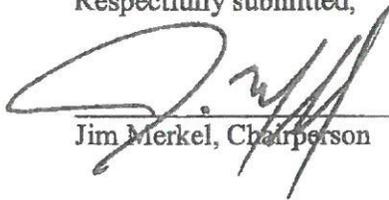
7. Application for a Special Use Permit for display homes as a part of Final Plat of Subdivision application.

8. Building elevations for Lots 1- 73 subject to approval by the Board of Trustees.

9. Approval of a construction entrance plan depicting all construction vehicles accessing the subject property via a temporary access to be determined during final engineering.
10. Approval of HOA documents by the Board of Trustees.
11. Any other relief or approvals the Commission may determine are necessary.
12. Review and approval of any necessary documents as determined by the Village Attorney.
13. Resolution of parkland/cash donation.
14. Execution of a Subdivision Improvement Agreement for on-site and off-site improvements prior to Final Plat of Subdivision approval.
15. Agree to approval of back-up SSA for homeowner's association obligations.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on May 8, 2018.

Respectfully submitted,



Jim Merkel, Chairperson

MJC



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

FINDINGS OF FACT

**Public Hearing Date:
May 8, 2018**

**K. Hovnanian T & C Homes at Illinois LLC – The Villas at the Commons
Request for a Planned Unit Development Subdivision
Preliminary Development Plans**

Based upon the evidence presented to the Planning Building and Zoning (PB&Z) Commission at the public hearing, the PB&Z Commission makes the following findings of fact with respect to the requested planned unit development subdivision in connection therewith.

10-5-2.A Hardships:

(1) Public Welfare Protected: The granting of the variation will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Finding: The PB&Z Commission finds that the single-family residential subdivision is designed with the interest of public and will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood.

(2) Unique Condition: The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property.

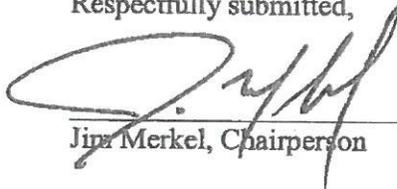
Finding: The PB&Z Commission finds that the conditions of the proposed subdivision are unique in that the subdivision is comprised of higher density single-family lots adjacent to a business area, which is reflected in the design of the subdivision and respective variation requests.

(3) Particular Physical Conditions: Because of the particular surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Finding: The PB&Z Commission finds that due to the specific conditions of the proposed subdivision, a particular hardship would result if the strict letter of the regulations were carried out. These conditions include wetlands and sensitive areas located on the subject property, as well as grade changes throughout the subject property, which is reflected in the design of the subdivision and respective variation requests.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on May 8, 2018.

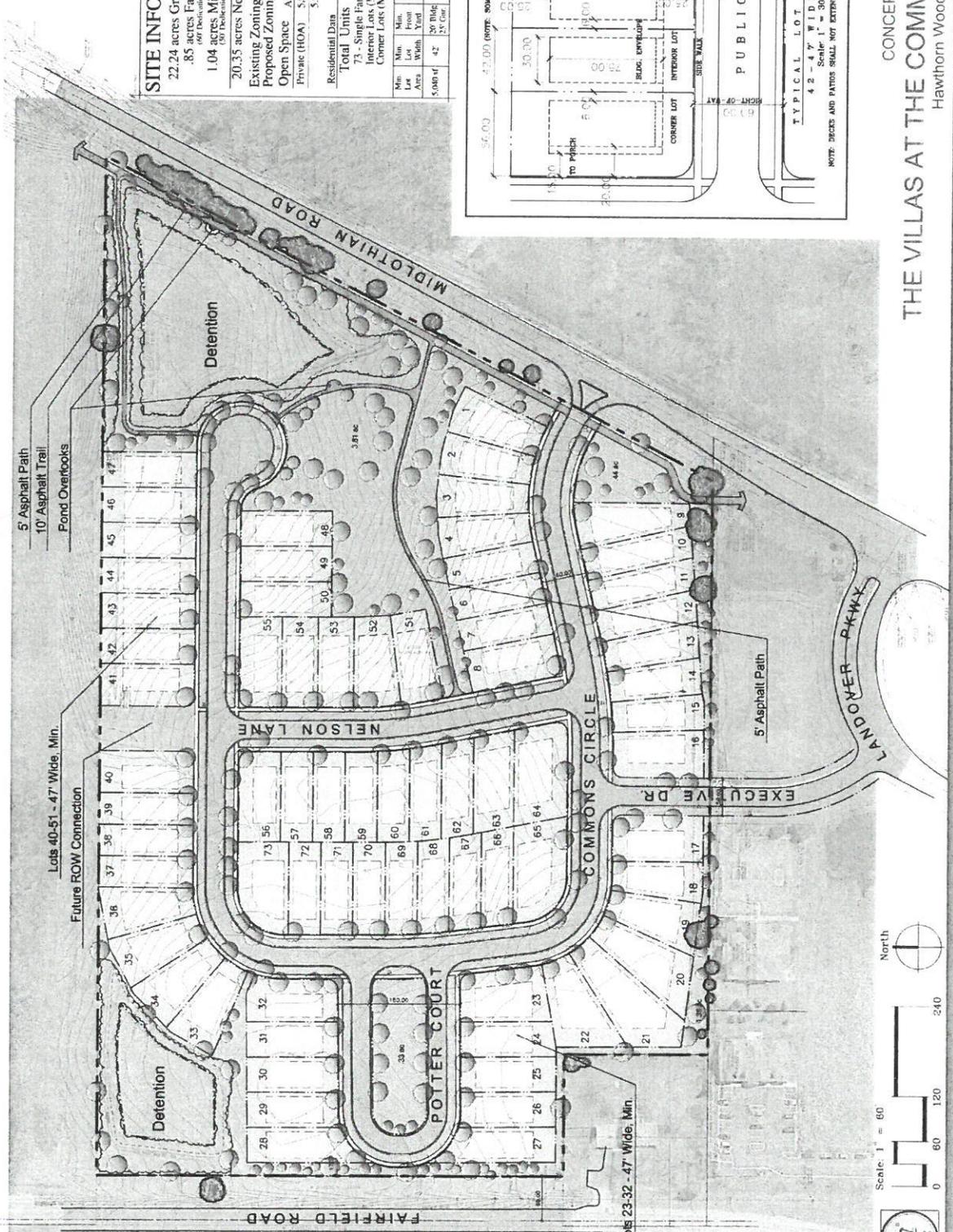
Respectfully submitted,



Jina Merkel, Chairperson

MJC

EXHIBIT "C-1"
PRELIMINARY PLAN



SITE INFORMATION

22.24 acres Gross Acres
 .85 acres Fairfield Road R.O.W.
 (66' Right-of-Way)
 1.04 acres Midlothian Road R.O.W.
 (50' Right-of-Way)

20.35 acres Net Acres

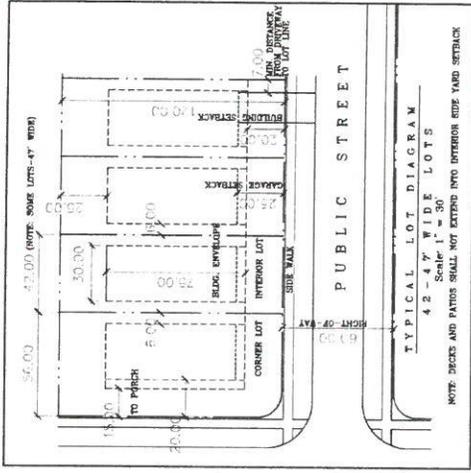
Existing Zoning - R-1/General Office
 Proposed Zoning - R-2 PUD

Open Space Area (Acres) 10.81%
 Private (HOA) 5.96
 % of Site (Net) 29.32%

Residential Data

Total Units
 73 - Single Family Homes (3.6 Dv(Ac-))
 Interior Lots (Min.) - 42' W X 120' D
 Corner Lots (Min.) - 56' W X 120' D

Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Rear Yard	Min. Side Yard	Min. In-Street Side Yard	Min. Setback	Min. Side Setback	Min. Street Surface	Min. % Park
5,000 sf	42'	20'	10'	5'	5'	20'	10'	5%	5%



KJL
BSB
 DESIGN

CONCEPT PLAN
THE VILLAS AT THE COMMONS
 Hawthorn Woods, Illinois

Scale: 1" = 60'

North

0 80 120 240

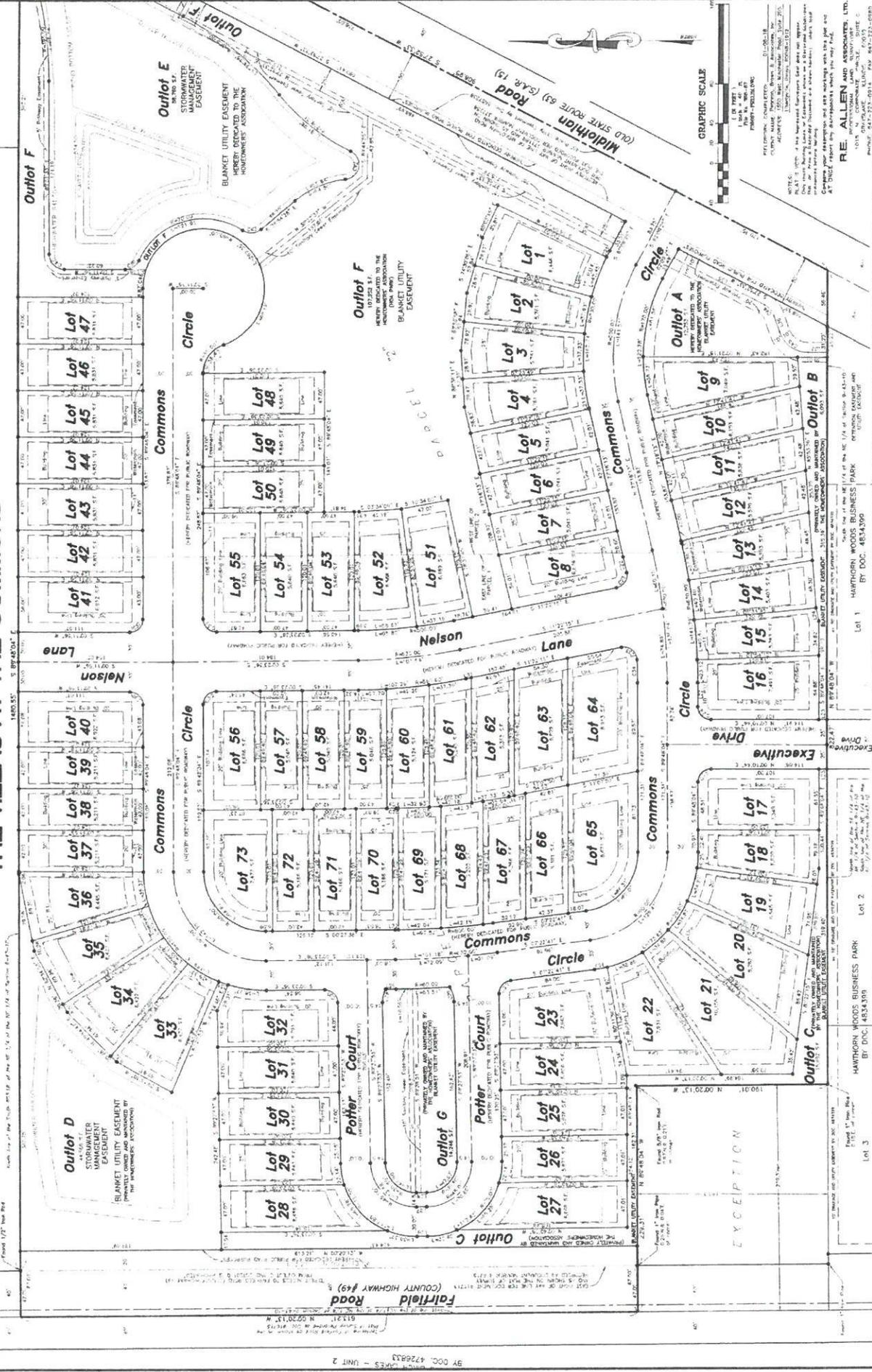
Issued: February 20, 2018
 Revised: April 27, 2018

The drawing represents the preliminary design and is not intended to be used for construction. It is subject to change without notice. All design requirements are subject to change without notice. All design requirements are subject to change without notice.

EXHIBIT "C-2"

PRELIMINARY PLAT OF SUBDIVISION

PRELIMINARY PLAN OF 'THE VILLAS AT THE COMMONS'



Notes:
 1. The proposed easements shall not be used for any purpose other than that for which they were originally intended.
 2. The Homeowners' Association shall be responsible for the maintenance and repair of the easements.
 3. The easements shall be subject to the terms and conditions of the applicable local, state, and federal laws and regulations.
 4. The easements shall be subject to the terms and conditions of the applicable local, state, and federal laws and regulations.
 5. The easements shall be subject to the terms and conditions of the applicable local, state, and federal laws and regulations.

RE ALLEN AND ASSOCIATES, LTD.
 1015 N. COMMERCIAL AVENUE, SUITE C
 ANCHORAGE, ALASKA 99501
 PHONE: 947-232-0013 FAX: 947-232-0888

HANTHORN WOODS BUSINESS PARK
 BY DEC. 483439P
 Lot 1
 HANTHORN WOODS BUSINESS PARK
 BY DEC. 483439P
 Lot 2
 HANTHORN WOODS BUSINESS PARK
 BY DEC. 483439P
 Lot 3
 HANTHORN WOODS BUSINESS PARK
 BY DEC. 483439P

EXHIBIT "C-3"

PRELIMINARY ENGINEERING PLANS

PEARSON, BROWN & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 188 W. WASHINGTON ROAD, SUITE 200
 BOSTON, MA 02118
 PHONE: (617) 267-2777
 FAX: (617) 267-2777
 E-MAIL ADDRESS: info@pearsonbrown.com

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THE VILLAS AT THE COMMONS

SCALE: 1" = 50'

NORTH

DESIGNED BY:	D.S.H.
DRAWN BY:	R.C.L.
CHECKED BY:	A.K.Z.
ORIGINAL ISSUE:	02/20/04

DATE	BY	DESCRIPTION

EXISTING CONDITION

SHEET NUMBER **2**

OF 5 SHEETS



PEARSON, BROWN & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1888 N. WASHINGTON BLVD. SUITE 200
 FARMINGTON HILLS, MI 48334
 PHONE: (248) 857-2777
 FAX: (248) 857-2778
 E-MAIL: PBA@PEARSONBROWN.COM

DESIGNED BY: D.S.K.
 DRAWN BY: R.C.J.
 CHECKED BY: A.K.C.
 ORIGINAL SCALE: 3/32" = 1'

SCALE: 1" = 40'

NORTH

THE VILLAS AT THE COMMONS

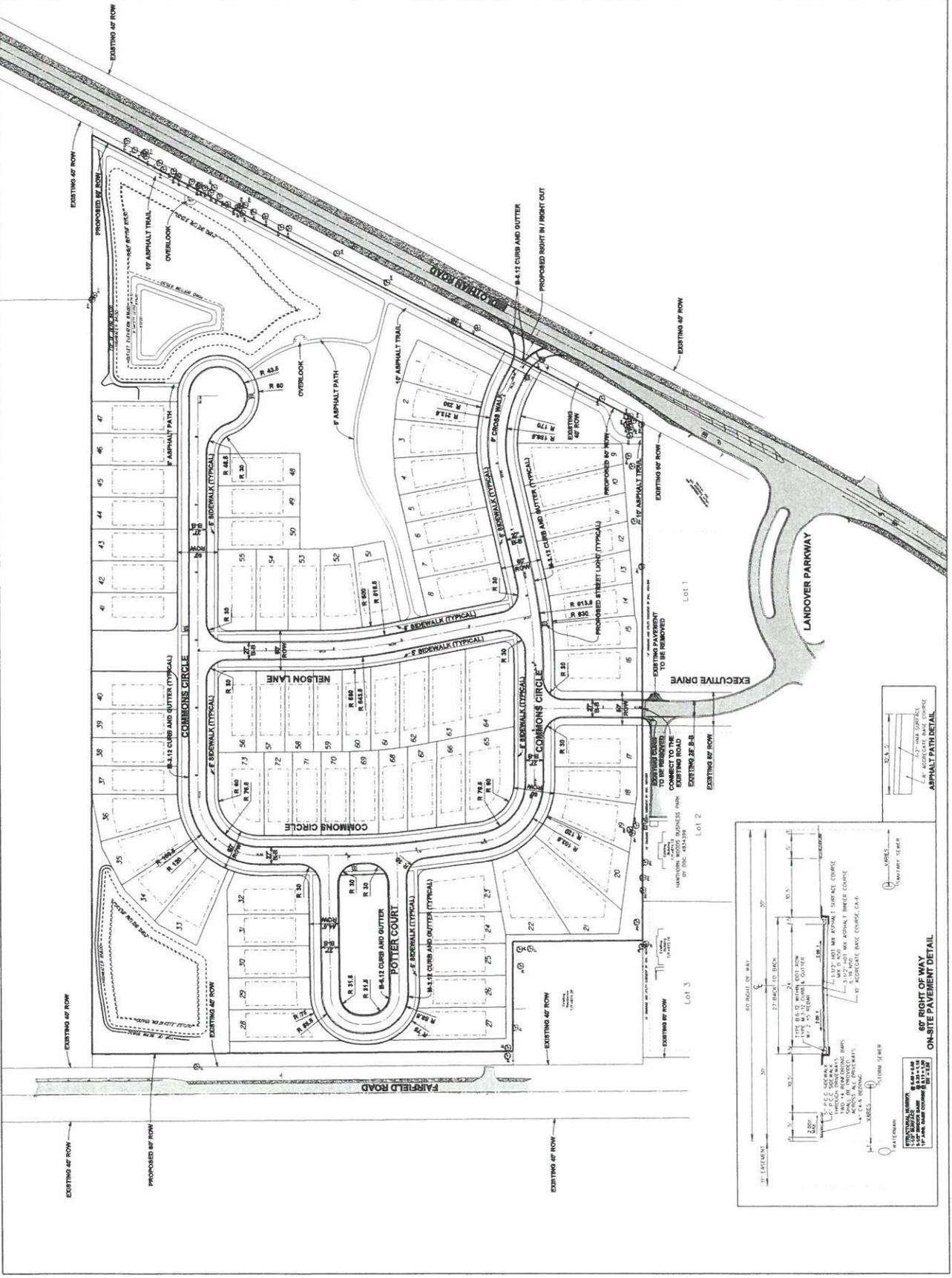
DATE BY DESCRIPTION

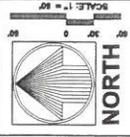
REVISIONS

GEOMETRICS PLAN

SHEET NUMBER **3**

OF 5 SHEETS





PEARSON, BROWN & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1800 W. WASHINGTON BLVD. SUITE 200
 FORT WORTH, TX 76102
 PHONE: (817) 341-2727
 FAX: (817) 341-2887
 E-MAIL: ADDRESS: info@pearsonbrown.com

DESIGNED BY: D.A.K.
 DRAWN BY: K.C.L.
 CHECKED BY: A.K.L.
 ORIGINAL ISSUE: 02/20/18

DATE	BY	DESCRIPTION
05/05/18	DKH	REVISED PER VILLAGE
04/23/18	DKH	REVISED PER VILLAGE

REVISIONS

UTILITY PLAN

SHEET NUMBER: **5**
 OF 5 SHEETS

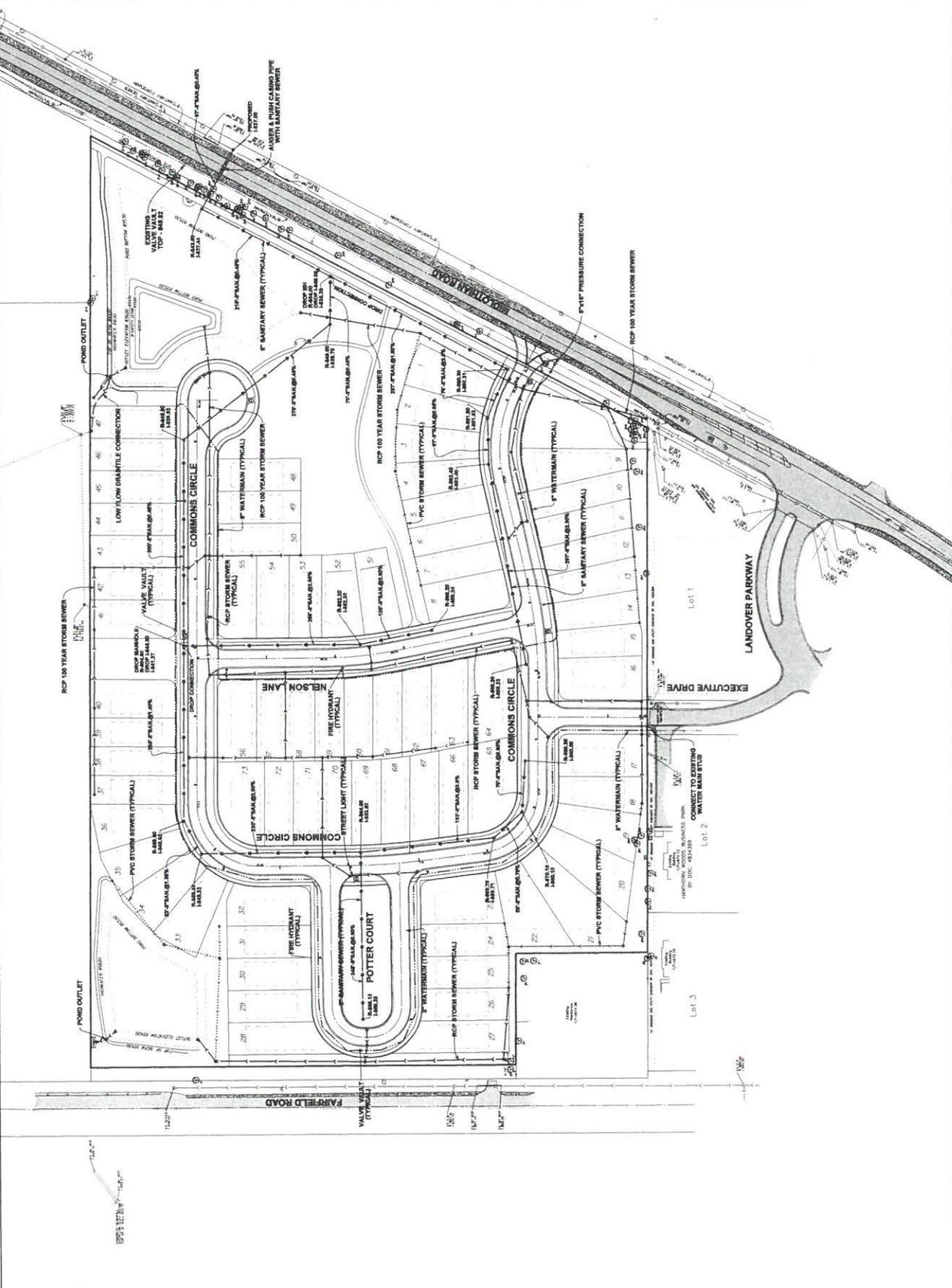


EXHIBIT "D-1"

TREE PRESERVATION PLAN

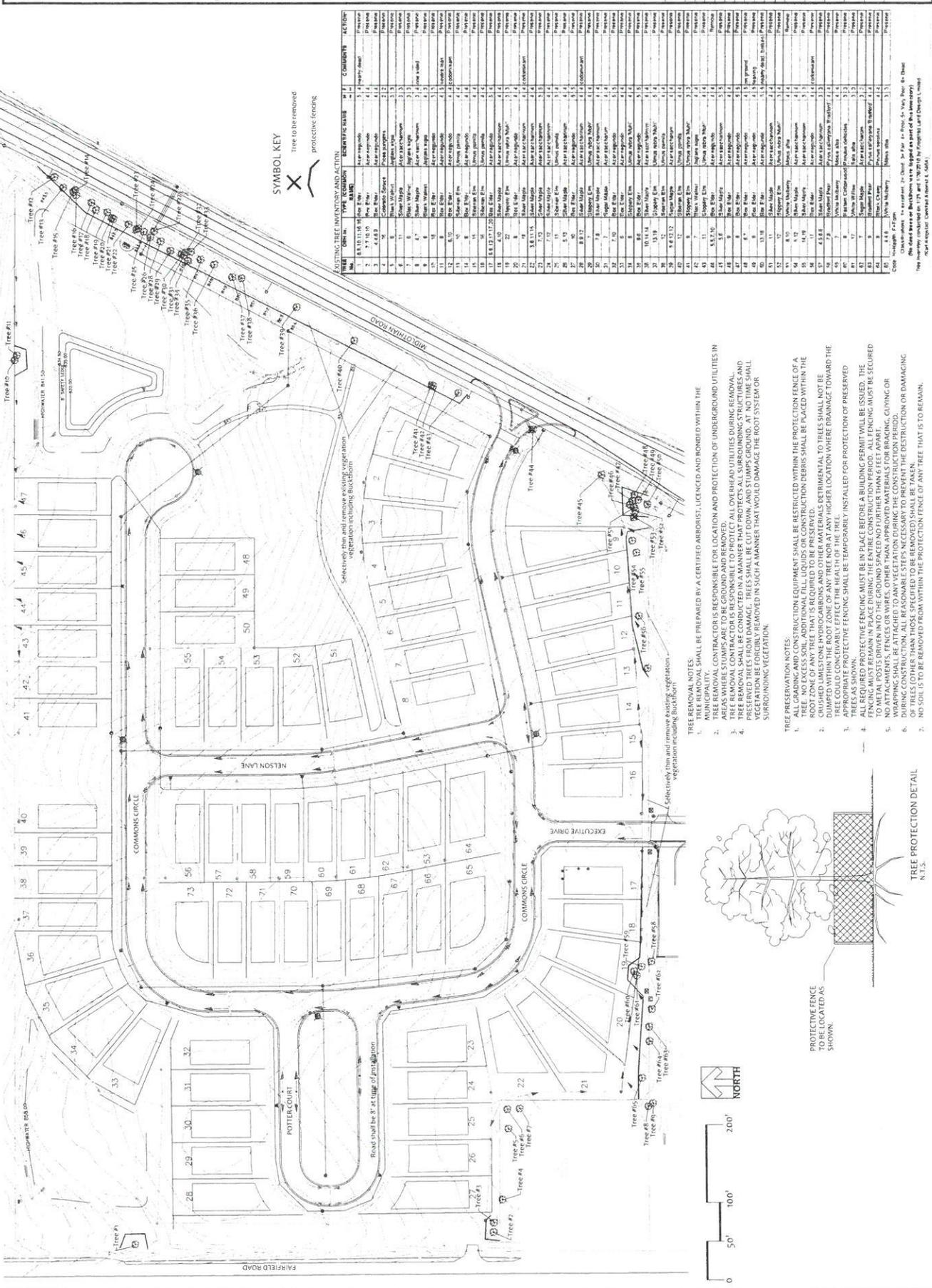


EXHIBIT "D-2"

PRELIMINARY LANDSCAPE PLANS



The Villas at the Commons, Hawthorn Woods, IL
K. Hovnanian Homes
PRELIMINARY LANDSCAPE PLAN

REV.	DATE	DESCRIPTION
1	3/10/18	REVISED
2	4/26/18	REVISED



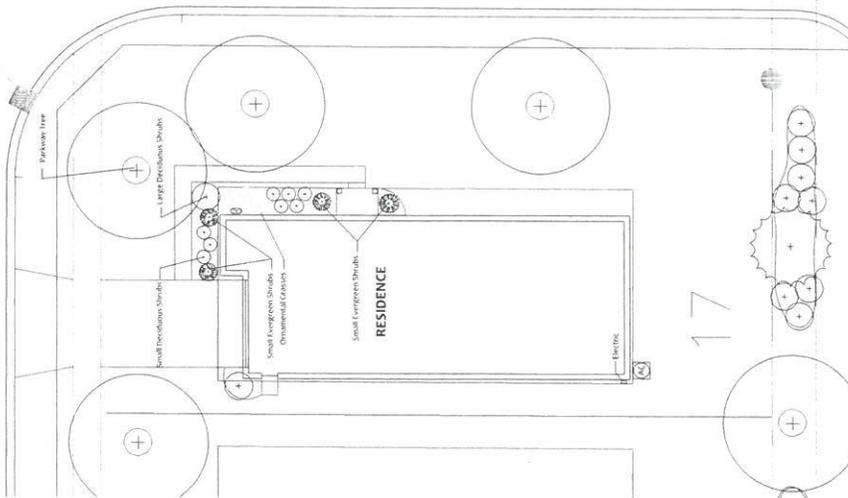
PLANT MATERIAL KEY	COMMON NAME	SIZE	COMMENTS
	SHADE TREES		
	ORNAMENTAL TREES		
	EVERGREEN TREES		
	LARGE DECIDUOUS SHRUBS		
	SMALL DECIDUOUS SHRUBS		
	PERENNIALS		
	GROUNDCOVER		
	MULCH		
	SEED		
	EXISTING TREES TO BE PRESERVED		

GENERAL NOTES

- QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE WORK.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH WOULD PRESENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT LANDSCAPE MATERIAL ON SITE.
- WHETHER STOCK BEED OR INSTALLED IN PLACE, CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AND TREES TO REMAIN FROM DAMAGE.
- AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- WHERE PLANTING BEDS ARE REQUIRED, CONTRACTOR SHALL PROVIDE A CULTIVATED TOPSOIL AS SHOWN. ALL AREAS SHALL BE PLANTED WITH ALL CORERS APPLICABLE TO THE WORK.
- FOR TREES PLANTED IN TUBE AREAS, PROVIDE 3" OR 4" MULCHING AT 2"-3" THICK WITH A CULTIVATED EDGE.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- CONTRACTOR SHALL PROVIDE A 2" X 4" WOOD BRACE TO SUPPORT TREES FROM WIND DAMAGE.
- MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, AS REQUIRED BY THE AMERICAN NURSERY ASSOCIATION.
- ALL SHADEOVERSTORY TREES SHALL HAVE A CENTRAL LEADER.
- LANDSCAPE ARCHITECT DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL BEFORE DELIVERY TO THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AND TREES SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
- FIELD ADJUSTMENTS TO THE PLANTING OF PARKWAY TREES SHALL PROVIDE FOR A MINIMUM OF 10 FEET CLEARANCE FROM THE TRUNK OF ANY TREE TO SANITARY MANHOLES LOCATED WITHIN THE PARKWAY.
- SPECIES MAY BE ALTERED AT TIME OF INSTALLATION, BASED ON AVAILABILITY ONLY UPON WRITTEN APPROVAL OF THE ARCHITECT AND VILLAGE.
- FINAL LAYOUT AND DETAILED PLANTING SCHEDULE SHALL BE DETERMINED AT TIME OF FINAL.

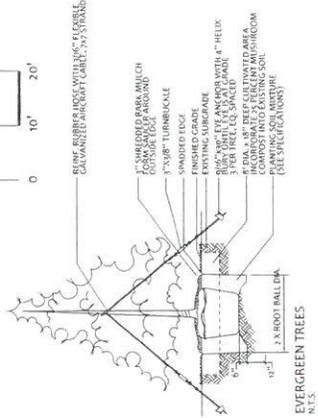
PROJECT	KHHB04
DRAWN	KTK
CHECKED	KTK
DATE	3/23/18
SHEET NO.	L2

Note: This drawing is for a sketch model which provides the largest footprint at the time of this drawing. The plan is subject to change. Foundation Plans for each proposed home shall be provided at time of final.



TYPICAL FOUNDATION PLAN

SCALE:

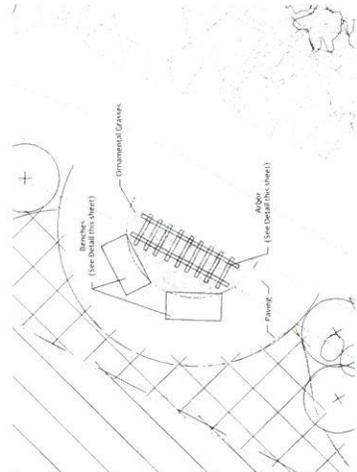


EVERGREEN TREES
N.T.S.

PLANT MATERIAL KEY*

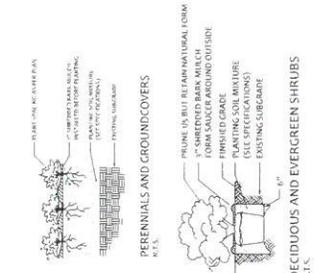
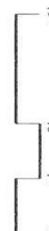
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
PARKWAY TREES			
Acer Fraxinifolium 'Robust Espresso'	Autumn Blaze Maple	3"	Central Leader
Celtis occidentalis	Common Hackberry	3"	Central Leader
Quercus bicolor	Swamp White Oak	3"	Central Leader
Thuja occidentalis 'Spiral'	Green Garter Arborvitae	3"	Central Leader
Ulmus 'Homestead'	Homestead Elm	3"	Central Leader
LARGE DECIDUOUS SHRUBS			
Cornus sericea 'Rascal'	Kanari Red Twig Dogwood	30"	4" O.C.
Wegelia 'Red Prince'	Red Prince Weigela	30"	4" O.C.
SMALL DECIDUOUS SHRUBS			
Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 Gal.	1" O.C.
Knock Out 'Red'	Knock Out Roses	5 Gal.	1" O.C.
Rosa 'Knock out'	Knock Out Roses	5 Gal.	1" O.C.
Spiraea humboldt 'Gold Flame'	Gold Flame Spirea	5 Gal.	1" O.C.
Rosa 'Knock out'	Knock Out Roses	5 Gal.	1" O.C.
EVERGREEN SHRUBS			
Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	5 Gal.	30" O.C. wide
Juniperus procumbens	Japanese Garden Juniper	5 Gal.	30" O.C. wide
Yucca media 'Spectabilis'	Floratop Yucca	5 Gal.	30" O.C. wide
ORNAMENTAL GRASSES			
Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	36" O.C.
Stipa pennata 'Soleimni'	Golden Grass	1 Gal.	36" O.C.
Stipa pennata 'Soleimni'	Little Blue Stem	1 Gal.	36" O.C.

COMMON NAME	SIZE	COMMENTS
Central Leader	3"	Central Leader
Central Leader	3"	Central Leader
Central Leader	3"	Central Leader
Central Leader	3"	Central Leader
4" O.C.	30"	4" O.C.
4" O.C.	30"	4" O.C.
1" O.C.	5 Gal.	1" O.C.
1" O.C.	5 Gal.	1" O.C.
1" O.C.	5 Gal.	1" O.C.
1" O.C.	5 Gal.	1" O.C.
30" O.C. wide	5 Gal.	30" O.C. wide
30" O.C. wide	5 Gal.	30" O.C. wide
30" O.C. wide	5 Gal.	30" O.C. wide
36" O.C.	1 Gal.	36" O.C.
36" O.C.	1 Gal.	36" O.C.
36" O.C.	1 Gal.	36" O.C.

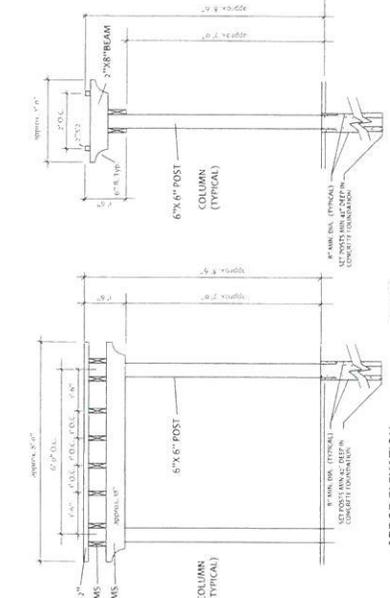


TYPICAL FOUNDATION PLAN

SCALE:

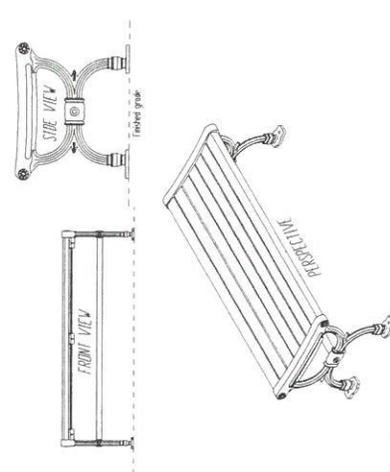


DECIDUOUS TREES
N.T.S.



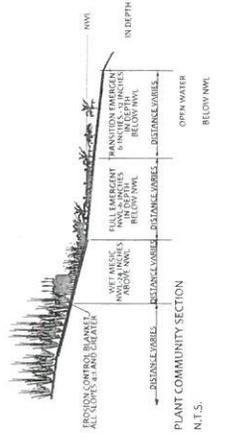
ARBOR ELEVATION

SCALE:



4' BENCH DETAIL

NOT TO SCALE



PLANT COMMUNITY SECTION
N.T.S.

EXHIBIT "E"

DEPARTURES, EXCLUSIONS AND EXCEPTIONS FROM ZONING ORDINANCE,
SUBDIVISION CONTROL ORDINANCE, AND BUILDING REGULATIONS ORDINANCE

The Villas at the Commons (TEF West)

LOTS 1 – 73				
Category	New Standard	Code Standard	Departure	Code Section
• R-2 One-Family Residence District				
Minimum Lot Area	5,040 sq. ft.	20,000 sq. ft.	14,960 sq. ft.	9-5B-4.A.1.a 9-15-7B.1
Minimum Lot Width	42 feet	100 feet	58 feet	9-5B-4.A.1.a 9-15-7B.4c
Minimum Front Yard	20'-0"/25' to garage face	30 feet 50 feet (cul-de-sac)	10'-0" 30'-0"	9-5B-4.B.1
Minimum Rear Yard	25'-0"	40 feet	15 feet -	9-5B-4.B.3
Minimum Interior Side Yard	6'-0"	15 feet	9 feet	9-5B-4.B.2
Minimum Corner Side Yard	20'/15'-0" to covered porch	30 feet	15'-0"	9-5B-4.B.2
Maximum Impervious Surface Ratio (including decks, patios, driveway, sidewalks, etc.)	55%	25% per Code	30%	9-5B-4.C
Decks, Patios, Porches, & Steps	15' maximum encroachment into the rear yard setback (10' from lot line), but cannot extend into the interior side yard setback.	Code - Decks & Patios: not less than 20 feet from rear lot line Porches: can't extend more than 5 feet Steps: 4 feet high or less	15'-0" into setback Entry steps/stoop may extend up to 18" into side yard.	9-3-2.E.11 & 9-3-2.E.18 & 9-3-2.E.21
Permanent Recreational Firepit	Not Permitted	Must be 20 feet from structure	n/a	4.7.4.A.4.E

Subdivision Sign				
Category	New Standard	Code	Departure	Code Section
Neighborhood Identification Sign (Monument Outlot A)	NA	1 at 16 sq. ft.	NA	9-12-7.E
Temporary Construction Sign	One sign on Fairfield and one sign on Midlothian	Not to exceed two (2) signs per zoning lot		9-12-6.B.1
	TBD at Final Approval	16 sq. ft. per sign face	TBD	9-12-6.D.1
Landscaping Requirements				
Open Space Landscaping	1 tree or tree equivalent for every 1,000 sq. ft. of required open space	1 tree or tree equivalent for every 1,000 sq. ft. of required open space	n/a	9-17-6-D.2
Parkway Trees	Trees in right-of-way	In front yard per Code	Trees in right-of-way	10-3-10.F.2
Canopy/Shade Trees	3.0" caliper	3.0" caliper per Code	n/a	9-17-6.D.2

General				
Category	New Standard	Code	Departure	Code Section
Connectivity	Connection made to Executive Drive & northern property between Lots 40 & 41	Provide for the continuation or projection of existing principal streets in adjacent areas.	none	10-3-2.A.1
Water retention	Naturalized detention basin with 6" from bottom to outlet	Water retention or detention facility	Naturalized detention basin with 6" from bottom to outlet	10-3-9.B
Release rate	Release rate per approved Hawthorn Trails Storm Water Management Report modified as necessary to address land use changes	Release rate 0.05 cfs/acre	Release rate per approved Hawthorn Trails Storm Water Management Report modified as necessary to address land use changes	10-3-9.B.5.a
Minor Streets R.O.W. width	60 feet/ 50 feet for Executive Drive	66 feet	6 feet/16 feet for Executive Drive	10-3-10.C.1.a
Minor street minimum horizontal curve radius	90 feet	100 feet	10 feet	10-3-10.C.1.a
Curbs	M3.12 curb and gutter throughout (depressed at sidewalks only)	Depressed curbs at driveways	M3.12 curb and gutter throughout (depressed at sidewalks only)	10-3-10.C.4
Pavement	10" aggregate base course CA-6 3 1/2"HMA binder course 1 1/2" HMA surface course	Flexible pavement base course 5" BAM Flexible pavement binder course 2" Flexible pavement surface course 2"	10" aggregate base course CA-6 3 1/2"HMA binder course 1 1/2" HMA surface course	10-3-10.C.7
Underdrains	?	Underdrain parallel with curb	?	10-3-10.C
Berms	Berms per plan	Berm required along major & arterial streets	Berms per plan	10-3-10.H
Street lighting	Locations and photometrics per plan	Street lighting 0.2 foot candles and 2 lux	Locations and photometrics per plan	10-3-11

EXHIBIT "F"
REVIEW LETTERS



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500 FAX 847-438-1459

TO: Donna Lobaito
Chief Administrative Officer

FROM: Michael Cassata, AICP
Community Development Director

SUBJECT: The Villas at the Commons (TEF West) – Prelim Plans – 2nd Review

DATE: April 13, 2018

An office review was conducted of the revised Preliminary Plans received on April 3, 2018. The review was conducted to determine compliance with Village Codes and standards and good planning practices.

GENERAL COMMENTS

1. Please provide a will serve letter from Aqua Illinois for water service. Our plans are currently under review by AQUA and the requested letter will be provided. **HW RESPONSE: NOTED.**

TRAFFIC STUDY

2. Provide a vehicular connection between Lots 41 and 42 to the property adjacent to the north (currently Outlot E).
Due to the nature of the property to the north, we have not made this adjustment. The site had been used extensively as a fill site. In addition there is a creek running through the site which would have to be crossed. Given the fill, the extreme topography and the wetland permitting issues required to cross the creek, we are of the opinion that this site will not be developed and a roadway extension through this site is highly unlikely. **HW RESPONSE: The potential remains for the site to be developed. Therefore, please provide a vehicular connection as discussed at our meeting on April 12th.** As discussed at our meeting, the ROW for the future connection has been provided although no roadway improvements have been included. This can be constructed at the time that the property to the north is developed.

PRELIMINARY PLAN

3. In addition to the Typical Lot Diagram and the Site Information block, please add a Site Data Table with the following information:

Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Corner Side Yard	Max. Height	Max. Impervious Surface
XXsf	XX	XX	XX	XX	XX	XX	XX%

This site data table has been added to the preliminary site plan. HW RESPONSE: Please confirm garage setback of 25' has not changed since garage depths were increased by 2 feet. The garage setback has not changed.

4. Add the existing and proposed zoning districts to the Site Information block.
 - a. Added COMPLETED.
5. Confirm decks and patios will not extend into the interior side yard setback. This will be a condition of approval.
 - a. Decks and patios will NOT extend into the interior side yard setback HW RESPONSE: NOTED.
6. Confirm driveways will not be closer than seven feet (7') from the side yard lot line. Indicate the distance on the Typical Lot Diagram.
 - a. This note has been added to the Typical lot Diagram on the preliminary site plan COMPLETED.
7. Ensure corner lot parkway trees do not create a vision clearance issue for turning vehicles. See Village Code Section 9-3-2.F.
 - a. We will comply HW RESPONSE: NOTED.
8. Identify location of mailboxes – individual and/or group (not CBU). U.S. Post Office sign-off and a mailbox exhibit will be needed prior to final approval.
 - a. This will be done at the time of final plan approval. Our intent is to provide two mailboxes per single pole and locate them at lot corners. HW RESPONSE: NOTED.
9. Will a subdivision sign be installed? If so, identify the location, provide easement on the plat of subdivision, and provide a detail for the residential monument sign, including total sign height and sign face dimensions.
 - a. We are not proposing to construct a subdivision sign. HW RESPONSE: NOTED.
10. Is the minimum side yard setback five feet (5') or six feet (6'). The Typical Lot Detail in the Preliminary Plat, page 2, is confusing as it doesn't match the Typical Lot Diagram on the Concept Plan.
 - a. Minimum side yard will be six (6) feet. HW RESPONSE: NOTED.
11. What is the maximum impervious surface ratio for the most built out lot, including decks, patios, driveway, sidewalks, etc.?
 - a. 55%. Could paver patios and decks be calculated as a lower factor such as 80% since they do allow for some transfer of water? HW RESPONSE: No, the Village preference is to account for the maximum potential impervious. Noted
12. Note outdoor fireplaces and permanent recreational firepits will not be allowed due to the size of the rear yards.

- a. Consider instead of a total restriction, to set a minimum distance between fireplaces/firepits and structures. Many communities use a distance of 20'.
HW RESPONSE: To comply with the Code, Fire Pits need to be 20 feet, which would put them in the 10-foot easement, so these can't be permitted. Fireplaces must be at least 10 feet, so these are permitted. See updated departures list. Noted

PRELIMINARY PLAT

- 13. See Comment Number 9 in the Preliminary Plan section regarding a subdivision sign.
 Sign Easement (if necessary) will be provided at the final plat **HW RESPONSE:** NOTED
- 14. The large island in the western court (Parcel 1) is identified as being dedicated for public roadway. Please relabel this as being dedicated to the HOA.
 Revised: Added Outlot **HW RESPONSE:** COMPLETED
- 15. **NEW COMMENT:** In Outlot F, after **HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION**, please add: **(HOA PARK)**. All outlots are hereby dedicated to the homeowner's association, no HOA park
- 16. **NEW COMMENT:** In Outlots A and F, provide a 20-foot pedestrian path easement running along the Midlothian Road ROW related to the Water Walk path (asphalt trail). The Outlots will be owned and maintained by the HOA, except for the asphalt path, which will be maintained, not owned, by the Village. This arrangement will be codified in the HOA declarations and subdivision improvement agreement (SIA). Added easement
- 17. **NEW COMMENT:** Please update the legal description. Legal description is described on sheet 2 in the surveyors certificate.

PRELIMINARY ENGINEERING

- 18. Include a street light in cul-de-sac at the southeastern edge near the trail and playground area.
 Revised as requested (See preliminary engineering Sheet 5) **HW RESPONSE:** COMPLETED

PRELIMINARY LANDSCAPE PLAN

- 19. Include a playground detail for K-12 at Final.
 This will be included at time of Final Landscape Plans. **HW RESPONSE:** NOTED
- 20. In Outlot F, extend the 5-foot path north of cul-de-sac along Lot 48 and encircle the detention pond.
 We do not feel this is necessary or desirable if the property is owned and maintained by the HOA. However, we would consider this should the Village decide to accept the property and improvements as a public dedication and grant us appropriate credit against our Park impact fee. **HW RESPONSE:** Please extend path as requested and receive parkland donation credit as discussed during our meeting on April 12t. The path has been added to the plans as requested.

21. Outlot A: suggest including a couple of circular benches and a gazebo/ pergola to the make a gathering space. Provide a detail of bench and gazebo/ pergola at Final. See response to #17 above. HW RESPONSE: Please provide as requested and receive parkland donation credit as discussed at our meeting on April 12th. At final design, we will include a detailed design for a gathering space. I would like to leave the details of the design open for review and discussion at that time but we are open to including benches and a pergola.

22. Provide a color callout for the arbor(s).

The arbor shall be white Trex or similar material. This will be specified at time of Final Landscape Plans. (Sheet L3) HW RESPONSE: NOTED

23. Increase the number of shrubs in Outlot B and Outlot C behind Lots 14, 15, 16, 17 and 18.

Additional shrubs have been specified in these areas. (Sheet L2) HW RESPONSE: COMPLETED

24. Provide a typical lot plan with the largest house footprint showing the mechanical equipment (air conditioning unit) and landscaping.

A detail has been provided for the ranch model which has the largest footprint. (Sheet L3) HW RESPONSE: COMPLETED

25. Provide a total count of trees to be preserved and trees to be planted in the open space areas (outlots), both proposed HOA owned and Village owned.

The total count of trees to be preserved on the HOA owned open space is 7, and total count of proposed trees is 68. The total count of trees to be preserved on the Village owned open space is 8, and total count of proposed trees is 78. HW RESPONSE: NOTED

26. NEW COMMENT: Make the 8-foot asphalt trail a 10-foot asphalt trail as discussed at our meeting on April 12th. The path has been widened to 10 feet.

ARCHITECTURE – GENERAL COMMENTS

27. Since two-car garages are proposed and the Village doesn't allow sheds, where will residents store their extra stuff, such as a lawn mower, snow blower and bicycles? Staff strongly suggests increasing the depth of the garage to accommodate storage.

We addressed the village concern by adding 2' in depth to all the 2 story plans (Tucker, York, Valencia & Henley). The ranch plan, which will be marketed to more active adults was able to accommodate 1' of additional depth to the garage without causing a detriment to the bedroom and kitchen layouts. HW RESPONSE: NOTED

28. Please confirm the maximum height of the tallest home is 32'-7". Include a diagram illustrating this.

A dimension was added to the tallest elevation for each model. We are expecting the York M elevation to be the tallest in the community, at 33' from grade to roof peak. HW RESPONSE: COMPLETED – NO DEPARTURE NEEDED

29. Consider adding rosettes and recessed panels to the porch columns.

To address the village concern, recessed paneling was added to the porch columns of the Valencia K elevation. This provides recess paneling on a minimum of one (1) elevation per model and 40% of the available elevations. HW RESPONSE: NOTED

30. NEW COMMENT: Key Lot Exhibit – In addition to proposed:
- a. Side Elevations: Please include Lots 41, 42, 48, 49 & 52
 - b. Rear Elevations: Please include Lots 1 – 8 and 49 – 54
 - c. Side & Rear Enhancements – please include:
 - i. Thick window trim
 - ii. Shutters
 - iii. Masonry elements

These elements have been included in a Key Lot exhibit and included with this submittal.

ARCHITECTURE – MODEL SPECIFIC COMMENTS

31. Ranch Plan A

- a. General Comment: Staff believes the PB&Z Commission and Village Board will find it difficult to approve this plan since based on its shape, dimensions and front door location on the side of the home, it resembles a trailer home.

We addressed this concern by significantly increasing the size and detailing of the side porches. A cantilevered box bay was added that breaks up the roof line as well as an additional window in the PR to add symmetry to the larger porches. Forms E and F have added stone wrapping back along the side of the home to tie in the front porch, while form F also has a large side facing gable to change the massing. HW
RESPONSE: NOTED

- b. Is this plan only for corner lots?
No, there are other lots that this side entry can be available. HW
RESPONSE: Please identify as the side porch conflicts with no porches/patios/decks in side yard – too close to neighbor – provide exhibit with the following lots identified: 1, 8, 9, 16, 17, 22, 23, 27, 28, 32, 33, 41, 42, 48, 49, 52, 56, 57, 65, 66 & 74 – indicate on exhibit that the front door must face street side corner or open space. This exhibit has been provided and included with our submittal.
- c. Consider making the garage door divider column standard on this plan – this is a nice feature.
The garage door divider column was added to the E and F elevations to accommodate the village concerns. The larger doors are easier to back out of and we do entertain buyers that request us to eliminate this divider. Therefore, we feel it’s advantageous to maintain at least one elevation per home that has the wider door. HW RESPONSE: COMPLETED
- d. While keeping the front door on the side of the home, consider making the front door front-facing and walling off two sides.
In turning the foyer door toward the street, this would eliminate the home office and optional bedroom. A home office, or third bedroom, is a very marketable program piece that we feel most buyers will appreciate. HW
RESPONSE: NOTED
- e. Consider adding dormers to the side elevation with the front door.

Please refer to the improvements made to the side elevations in the previous comment. HW RESPONSE: ADDRESSED.

32. Tucker

- f. Consider adding corbels on Form K and Form M.

To address the village concerns, corbels were added to the K elevation.

HW RESPONSE: COMPLETED

33. Owner's Down Plan A

- g. Consider adding a decorative vent above the garage on Form K.

A gable vent was added to the K elevation above the garage door. HW

RESPONSE: COMPLETED

- h. Consider adding corbels on Form K.

A gable vent was added to form K per the previous comment. HW

RESPONSE: COMPLETED

- i. Consider adding a dormer on Form L.

An optional dormer was added to this form to provide buyers the choice.

HW RESPONSE: Please make a permanent feature, not an option. We feel that this decision is best left to our purchaser and would request that this be maintained as an option.

- j. Consider adding the garage door divider column to these elevations.

To address this comment, a divider was added to form M. HW

RESPONSE: COMPLETED

DEPARTURES

34. A list of known departures along with placeholders is included on the table in Attachment A. However, note this table is not complete and a full understanding of the number and types of departures will become clear as more information is provided.

We have filled in or modified the data in Attachment A as necessary at this time.

HW COMMENT: Please see updated list.

FINAL PLAN ITEMS

Please note the items below will be needed as part of the final plan submittal.

1. Mailbox and address exhibit.
2. Construction access and staging exhibit.
3. Marketing signs exhibit identifying location(s), dimensions and content.
4. Key lots exhibit.

Would like to discuss if this should be provided at this time? HW RESPONSE: COMPLETED

5. Side and rear architectural elevations.

Should some basic criteria be agreed upon at this time? HW RESPONSE: Please provide a representative rendering for the side and rear elevations as discussed at our meeting on April 12th. Rendering has been provided as requested.

6. Lot coverage exhibit identifying maximum impervious surfaces on typical lot.
7. Photometric plan for street lights and parking area lights.
8. Street light detail (Village standard).

9. Fire truck auto-turn exhibit.

This has been provided with this submittal HW RESPONSE: COMPLETED

10. Playground detail.

11. Bench detail (Village standard).

12. Gazebo/Pergola detail for Outlot A.

Agreed as to all applicable items above unless otherwise noted.

The developer and their consultants have the ultimate responsibility for the correct representation of existing field conditions as well as providing a design that complies with Village ordinances and standards.

A list of revisions made other than those indicated above should be included on subsequent submittals. Indicate a brief description of the revision and the sheet number the revision occurs on. Any revision made to the plans not identified in this manner, will not be accepted.

Additionally, subsequent transmittals should also acknowledge any revision made as a result of comments from other review authorities. A copy of those comments should be included with the revised submittal.

April 17, 2018

Village of Hawthorn Woods
2 Lagoon Drive
Hawthorn Woods, IL 60047

Attention: Michael Cassata, Community Development Director

Subject: The Villas at the Commons
Second Review
TEF West K. Hovnanian Homes
(CBBEL Project No. 020065H237)

Dear Michael:

Per your letter dated April 3, 2018 we have reviewed the following documents:

- Cover Letter and response comments, prepared by K. Hovnanian Homes, dated April 2, 2018.
- ALTA/NSPS Land Title Survey, consisting of two sheets, prepared by Manhard Consulting, Ltd., dated May 6, 2015 with a revision date of March 27, 2018.
- Site Analysis, consisting of one sheet, prepared by BSB Design, with a revision date of March 28, 2018.
- Concept Plan, consisting of one sheet, prepared by BSB Design, with a revision date of March 28, 2018.
- Preliminary Plat of Subdivision, consisting of two sheets, prepared by R.E. Allen and Associates, Ltd., with a revision date of March 30, 2018.
- Preliminary Engineering Plans, consisting of five sheets, prepared by Pearson, Brown & Associates, Inc., with a revision date of March 30, 2018.
- Traffic Impact Study, prepared by KLOA, Inc., dated March 30, 2018.

The following comments are provided for your consideration.

SITE/CIVIL ENGINEERING

1. Site benchmark No. 1 is well offsite and not even shown on the plans. Please provide a site benchmark within the Fairfield Road right-of-way or on Executive Drive.

To be provided at final.

2. The minimum right-of-way width for minor streets is sixty-six feet. It is our understanding that the proposed width of sixty feet will be included on the Departure List. This request has been provided on the Departure list.

3. The proposed right-of-way width of Potter Court shall also be sixty-six feet unless a departure is granted. We have added to the departure list a request that Potter Court be allowed a 42.5 foot ROW as depicted. The center of the cul-de-sac is designed as open space with no homes fronting on that side of the street. Given this, a sidewalk is unnecessary and will only serve to reduce useable open space.

4. The Village of Hawthorn Woods defers all comments on the proposed watermain improvements to Aqua Illinois.
Understood.

5. To eliminate storm sewer service lines running under the street provide PVC storm sewer extensions at the rear of Lots 1 through 8 and Lots 44 through 47.
Added storm sewer service lines for lots 1-8, rear lots of 44-47 are below proposed highwater.

6. The layout of the proposed street system shall provide for the continuation of streets in adjacent areas (Municipal Code Section 10-3-2A). Outlot E (the proposed pedestrian connection) shall be widened and dedicated as a full width right-of-way with both pavement and utility extensions. Note: This extension must align with the north-south street to the south; a jog must be avoided.
Added 60' ROW, however, based on our meeting with staff, no improvements will be included.

7. It appears that the proposed street lighting improvements are insufficient to properly light the development. Submit with final engineering a photometric plan confirming compliance with Village Street Lighting standards.
Understood.

8. The proposed internal asphalt path shall be eight feet in width. The proposed asphalt trail adjacent to Midlothian Road shall be ten feet in width. Based on our meeting with Village staff, the internal walks will remain as 5 feet in width. The Midlothian Rd. walk has been widened to 10 feet.

PRELIMINARY PLAT OF SUBDIVISION

1. As stated in comment no. 6 above, Outlot E must be widened to sixty-six feet in width and dedicated as public right-of-way.
Added 60' ROW based on our meeting with Village staff.

2. The right-of-way width of Potter Court shall be sixty-six feet. This will narrow Outlot G to twenty-eight feet. See response to comment #3 in the previous section.

3. Include a twenty-foot wide bicycle path easement centered over the proposed asphalt trail adjacent to Midlothian Road.

Revised as requested.

ALTA/NSPS LAND TITLE SURVEY

1. No comments

STORMWATER, FLOODPLAIN and WETLANDS

1. **No response required.** The project will be considered a Major Development and will require a Watershed Development Permit (WDP) to be issued by the Village of Hawthorn Woods. The submittal requirements for a Major Development are outlined in §401 of the WDO.
2. **NOT ADDRESSED. We understand this will be provided with the final engineering submittal.** A completed WDP application form will be required for the project.

To be provided at final.

3. **NOT ADDRESSED. We understand this will be provided with the final engineering submittal.** A stormwater management report will need to be included as part of the submittal per §401.05. This report will need to be signed and sealed by a registered Professional Engineer of the State of Illinois.

To be provided at final.

4. **PARTIALLY ADDRESSED.** Since the tributary area to the onsite depression is less than 20 acres, BFE approval from the SMC is not required. Additional drainage analysis may be required during final engineering that would be reviewed and approved by the Village. However, we request the applicant provide a response as to how the proposed development meets the Streams and Channels provision of Section 506.02 of the WDO as this could impact the land plan. There is no regulatory floodplain or floodway on the development site. However, there is a small depressional storage area and significant drainage channel on the site. The tributary areas should be quantified to verify that a Base Flood Elevation (BFE) approval from SMC is not required. The displaced depressional storage will have to be quantified and added to the required detention volume. The drainage channel will have to be analyzed in accordance with Section 506.02 of the WDO.

As part of "The Commons" business park development located immediately south of the subject property, stormwater runoff was redirected and collected in various detention facilities that were designed to discharge at a single point into the drainage swale along Midlothian Road. This single point discharge has caused a failure of the existing drain tile that routes stormwater through the subject property and has now forced stormwater to the surface causing significant erosion. This man-made condition will be mitigated with the proposed development by providing a storm sewer system that will collect the stormwater discharge from the business park and route it to the proposed detention facility.

5. **NOT ADDRESSED. We understand that these items will be completed and submitted to the appropriate authorities at a later date.** A Wetland Determination Report must be completed for the Project, and Jurisdictional Determination shall be obtained from the U.S. Army Corps of Engineers (Corps) and/or SMC for all wetlands. All appropriate wetland permits must then be obtained based on the Corps' determination.

To be provided at final.

6. **ADDRESSED.** The Plan Sets submitted for approval must be signed and sealed by a registered Professional Engineer of the State of Illinois.
7. **NOT ADDRESSED. We understand this will be provided with the final engineering submittal.** A grading plan showing existing and proposed contours and spot elevations will be required for the project.

To be provided at final.

8. **ADDRESSED.** Please show the location of the 100-year emergency overflow weirs on the stormwater management facilities.
9. **ADDRESSED. We understand that a full stormwater management report will be provided with the final engineering submittal. As previously mentioned, the hydrologic modeling of the proposed detention basins will be required in final engineering. Included in the final engineering requirements will be to include the normal water level for the west pond in the impervious area calculation. The area for the east pond normal water level seems small. Stage-storage calculations will be required for the two proposed ponds.** Please provide exhibits, calculations and other supporting documents in the narrative demonstrating how the numbers in the Detention Design Summary table on page 4 of the Plan Set were obtained. This should include calculations for the 2-year and 100-year storm events. It should be noted that while the NIPC nomograph in Appendix K may be utilized for preliminary stormwater detention sizing, an SMC approved hydrograph method will be required for review prior to issuance of the WDP.

10. **No response required.** It is recommended that the applicant's engineer reference the adjacent Hawthorn Woods Business Park plans for drain tiles, drainage features and utilities that may impact the current site.
11. **NOT ADDRESSED. We understand these will be provided with the final engineering submittal.** This review covered only the preliminary submittal. Additional comments will be provided upon receipt of a full submittal. The following items will be reviewed in further detail:
- a. A vicinity topographic map should be provided for the Project to verify offsite tributary area to the Project site.
 - b. Overland flow paths which can convey the 100-year critical flow and corresponding calculations will be required for the Project site. The overland flow paths must be designed to meet the requirements outlined in §506 of the WDO.
 - c. Storm sewer calculations will be required. The site stormwater conveyance system must be designed to meet the requirements outlined in §506 of the WDO.
 - d. The rims, inverts, sizes, and lengths of the storm sewers should be shown on the applicable plan sheets, and profile views for the storm sewer system.
 - e. The stormwater management system must be designed to meet the Runoff Volume Reduction (RVR) requirements outlined in §503 of the WDO.
 - f. The stormwater management system must be designed to meet the water quality standards outlined in §504 of the WDO.
 - g. The project must be designed to meet the buffer requirements outlined in §505 of the WDO.
 - h. A soil erosion and sediment control (SESC) plan must be included with the full submittal per §401.08 of the WDO. The SESC plan must meet the requirements of WDO Article 6.
 - i. A maintenance plan must be included with the full submittal per §401.09 of the WDO.
 - j. Stormwater easements will be required.
 - k. A full subsurface drainage inventory of the site is required per §401.17 of the WDO. It should be noted that the proposed stormwater detention basins must have a low-flow connection to the drain tile system at the discharge locations from the site, where applicable. All

connection points to drain tiles draining into or out of the site must have an observation or manhole structure.

- I. The project will require a new NPDES ILR10 construction permit from the Illinois Environmental Protection Agency (IEPA). The review time for this permit is 30 days. The Village should be copied on the permit submittal and provided a copy of the permit upon receipt.
- m. The project will require permits from the applicable roadway jurisdictions.

a. - m. To be provided at final.

WETLAND REVIEW

1. A completed Watershed Development Permit application form will be required for the project. Understood
2. A Wetland Determination Report must be completed for the Project in accordance with §1000 of the WDO. Because the property contains agricultural land, the report shall include a farmed wetland determination completed in accordance with the current U.S. Natural Resources Conservation Service methodology. The farmed wetland boundaries shall be shown on the plans and aerial photograph. A wetland submittal in accordance with Article 10: Wetland Requirements of the WDO including the Wetland Determination Report with farmed wetland determination will be submitted once the report is completed in the growing season 2018.
3. A Jurisdictional Determination shall be obtained from the U.S. Army Corps of Engineers (Corps) and/or Lake County Stormwater Management Commission for all wetlands in accordance with §1001 of the WDO. A jurisdictional determination by the USACE or LCSMC will be obtained after the wetland determination report is completed.
4. The Preliminary Engineering Plan Set indicates an onsite wetland area will be impacted. All appropriate wetland permits must be obtained based on the Corps' determination in accordance with §1004 and §1005 of the WDO. Understood

TRAFFIC IMPACT

1. This TIS may be subject to additional review if the site plan or number of homes is changed. Noted
2. IDOT approval of this TIS will be needed due to the site access along Midlothian Road. Include the IDOT approval letter and any IDOT comments in a revised submittal of this TIS. Noted. The TIS will be submitted to IDOT for their formal review and approval.

3. The capacity analyses presented for the 2025 volume projections indicates that geometric/traffic control improvements maybe necessary at two of the intersection along Midlothian Road: Landover Parkway and Old McHenry Road. Geometric improvement and a traffic signal might be needed if the fourth leg is added to the existing t-intersection at Landover Parkway. At Old McHenry Road, dual left turn lanes on Midlothian Road could be warranted based on the projected left turn volumes. The 2025 volume projections include the future development of the Commons, the TEF-East and Petrunaro properties. Noted
4. Consider revising the future pedestrian access between lots 41 and 42 to a vehicular access roadway. The vehicle access roadway should be aligned with the subdivision roadway to the south to create a 4-legged intersection. The future pedestrian connection between Lots 41 and 42 has been revised.
5. The Village does not agree with the site generated volume distribution presented in the TIS. The direction distribution is 45%/55% in the AM and approximately 50/50 in the PM for northbound versus southbound traffic along Midlothian Road between Landover Parkway and Old McHenry Road. Specifically, the eastbound left turn movement should be around 20 vehicles in the AM and 15 vehicles in the PM. The TIS was updated to reflect the 45/55 distribution. It is important to note that the overall recommendations and findings from the original TIS remain the same.
6. CBBEL reviewed the AutoTurns analysis dated March 30, 2018 and completed by Pearson, Brown & Associates, Inc. CBBEL noted encroachment onto the right-in, right-out island and the parkway in Exhibits A and E, respectively, The Village will need to evaluate if this type of encroachment is acceptable. A revised AutoTurn analysis has been submitted with this response showing that the tire of the truck will not go over the curb.

GENERAL COMMENTS

1. IEPA construction permits are required for the water and sanitary sewer facilities.
2. IDOT permits are required for the entrance and utility connections on Midlothian Road.
3. The developer should furnish a letter from Aqua Illinois stating that Aqua has capacity and intends to provide water service to the subject property.
4. Provide review comments from Aqua Illinois and all other federal, state, county or local agencies that require their approval of the plans.

All above comments noted.

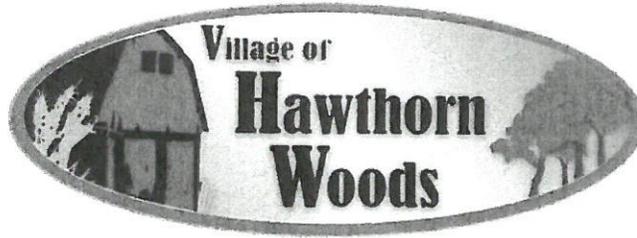
If you have any questions or comments, please feel free to contact us.

Sincerely,

Robert T. Jungwirth, PE, CFM

Senior Civil Engineer

cc: Lee Fell - CBBEL (via email only)
Darren Olson - CBBEL (via email only)



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500 FAX 847-438-1459

TO: Michael Cassata, AICP; Director of Community Development
FROM: Erika M. Frable, P.E.; Director of Public Works/Village Engineer
SUBJECT: The Villas at the Commons
DATE: April 17, 2018

An office review was conducted of the Preliminary Plat, revised March 30, 2018, prepared by R.E. Allen and Associates, Ltd.; the Preliminary Engineering, revised March 30, 2018, prepared by Pearson, Brown & Associates, Inc.; the Alta /NSPS Land Title Survey, revised November 2, 2017, prepared by Manhard Consulting Ltd.; and the Concept Plan, revised March 28, 2018, prepared by BSB Design, for the Villas at the Commons. The review was conducted to determine compliance with Village Codes and standards and good engineering practices.

PRELIMINARY PLAT

1. The note that indicates no direct access to Fairfield Road should reference Outlot C and D, in lieu of Outlot B and C. **Comment has been addressed.**
2. Easements are needed for the storm sewers or any other utilities that are not within the right-of-way. **Response noted.**
3. The street should continue through Lot 41 to the parcel north of this property for future connection of neighborhoods, per the Village Code. Revise the plat to allow for the dedicated right-of-way. **Comment has not been addressed.**
Revised as requested
4. Outlot A and F must be dedicated to the HOA, allowing the Village the rights noted in Comment 8 below. **Comment has been addressed.**
5. Parcel 1 should not be dedicated to the Village for public roadway, but should include a 66 foot dedicated right-of-way for the street and the remaining should be an outlot that is dedicated to the HOA. **Comment has not addressed. The right-of-way is only 42.5 feet wide on either side of Outlot G.** Given that Outlot G is HOA owned open space with no homes fronting on that side of the street, no interior sidewalk or additional ROW is necessary. Therefore we have proposed a lesser amount of ROW to allow for more open space.
6. Indicate the names of the streets on the preliminary plat. **Comment has been addressed.**

7. The proposed right-of-way width for all roads, except Executive Drive is 60 feet. The Village Code requires a minimum of 66 foot right-of-way. Executive Drive right-of-way is only 50 feet. However, it corresponds to the existing right-of-way width for the Hawthorn Woods Business Park. **Comment has not been addressed.** Based upon prior discussions with staff, it has been agreed that a 60 foot ROW is sufficient for this development and is consistent with what was provided at the most recent phase of Hawthorn Trails.
8. Exclusive drainage easements for storm sewer will be required on the final plat. The provisions must depict that the Homeowner's Association (HOA) is responsible for the operation and maintenance of all storm sewer in drainage easements. It should further allow the Village of Hawthorn Woods the right, but not the obligation to maintain or have maintained on its behalf the storm sewer with a provision that indicates that if the HOA fails to maintain the drainage facilities, the Village shall exercise rights of access and maintenance of the facilities at the expense of the HOA. **Comment has not been addressed.** All outlots have a blanket utility easement

The following comments are additional from the last review of the plat.

9. **Provide a bike path easement providing maintenance responsibility to the Village for the bike path that runs along Midlothian Road. The easement should be 30 foot wide from the west Midlothian Road right-of-way.** Based upon our recent meeting with Village staff, we were directed to provide a 20 foot easement.
10. **The sanitary sewer easement must be granted to the Village of Hawthorn Woods. Modify the Sanitary Sewer Easements provision to reflect this.**
Revised as requested.
11. **The Storm Sewer Provisions have a typographical error. The word "obstruct" is misspelled.** Revised as requested.
12. **The Typical Lot Detail indicates "Public Utility & Drainage Easements". However, there is a provision for a "Public Utility Easement" and a separate provision for "Drainage Easement" and no provision for a "Public Utility & Drainage Easement".** Revised as requested.
13. **The provisions for Outlot Blanket Utility Easements indicates "Prairie Oaks HOA" and must be modified to read "Villas at the Commons HOA".** Revised as requested.

PRELIMINARY ENGINEERING

1. On the Location Map on Sheet 1, remove the reference to SSA No. 4. **Comment has been addressed.**
2. Provide contours onto adjacent properties around the perimeter of the project to ensure grading transitions into adjacent property without causing grading issues. **Comment has been addressed.**
3. The street should continue through Lot 41 to the parcel north of this property for future connection of neighborhoods, per the Village Code. **Comment has not addressed.** Added 60' ROW

4. The proposed right-of-way width for all roads, except Executive Drive is 60 feet. The Village Code requires a minimum of 66 foot right-of-way. Executive Drive right-of-way is only 50 feet. However, it corresponds to the existing right-of-way width for the Hawthorn Woods Business Park. **Comment has not been addressed.** See response to comment #7 in the previous section.
5. A street light should be added within the cul-de-sac and street lights should be considered in other locations. **Response noted.**
6. Provide sanitary, storm and watermain within the details on Sheet 3 that depicts the street cross section. **Comment has been addressed.**
7. Sanitary sewer and street storm sewer must be planned within the Village's right-of-way. Watermain can be planned to be within an easement adjacent to the right-of-way. **Comment has been addressed.**
8. Sanitary sewer manholes must have a minimum spacing of 300 feet. **Comment has been addressed.**
9. All asphalt paths must be a minimum of 8 feet in width. **Comment has not been addressed.** Based upon our recent meeting with Village staff, it was indicated that a 5 foot width would be sufficient for internal paths.
10. Sanitary sewers are deeper than they seem to need to be. Minimize the depth of sanitary sewer where possible. **Comment has been addressed.**
11. Remove the storm manhole from within the pavement of the cul-de-sac. **Comment has been addressed.**
12. Evaluate whether a deceleration lane is needed on Midlothian Road accessing the RIRO. **Response noted.**
13. Indicate the names of the streets. **Comment has been addressed.**

The following comments are additional from the last review of the plans.

14. **The bike path proposed adjacent to Midlothian Road must be 10 feet in width.** Revised as requested.
15. **The bike path adjacent to Midlothian Road, south of Commons Circle should be shifted towards the east so that the centerline of the bike path is no more than 20 feet from the east property line.** The location of the path determined so that trees at the south east corner of the site could be preserved.
16. **Remove the items in the Legend on Sheet 1 that don't pertain to this project.** If needed will revise at final.
17. **The plans have been modified to include "P.V.C. storm sewer". Explain the difference between "storm sewer" and "P.V.C. storm sewer".** Added notes RCP or PVC
18. **There are no sizes for storm sewer depicted on the plans. If the storm sewer is large in diameter, the easements may need to be wider than proposed in order to properly maintain within the easement.** Storm sewer to be designed at final.
19. **Sidewalk is not proposed within the interior of the right-of-way for Potter Court.** This sidewalk is unnecessary since there are no homes on this side of the street and it will reduce useable open space.

20. **Provide sidewalk on Executive Drive on both sides of the street providing access to the Business Park.** A sidewalk here would lead nowhere since no sidewalks are provided along Executive Drive within the Business Park.
21. **The developer must pay for the installation of telemetry for the lift station that services this neighborhood, so that the lift station can be monitored and controlled remotely.** Since this serves a larger area than just our proposed subdivision, these residents should not be responsible for the cost of this telemetry. It would seem reasonable that this could be paid from our sewer tap-on fee.
22. **Provide an 8 foot bike path and overlook on Outlot D that overlooks the detention basin.** This area is simply designed as a passive detention basin and owned by the HOA. All of the active use paths and facilities are located on the east side of the site where they can be accessed by the waterwalk system along Midlothian Rd.
23. **The bike path must continue around the pond on Outlot F.** Revised as requested.
24. **Consideration should be made to providing aerators and/or fountains in the detention basins.** We do not believe that this will be necessary and would request that this determination be made at the time of final engineering.

ALTA/NSPS LAND TITLE SURVEY

1. No comments at this time.

CONCEPT PLAN

1. Confirm the acreage noted on the table labeled Site Information. The acreage for Open Space is incorrect for both HOA and Village. The site data table has been updated.

The developer and their consultants have the ultimate responsibility for the correct representation of existing field conditions as well as providing a design that complies with Village ordinances and standards.

A list of revisions made other than those indicated above should be included on subsequent submittals. Indicate a brief description of the revision and the sheet number the revision occurs on. Any revision made to the plans not identified in this manner, will not be accepted.

Additionally, subsequent transmittals should also acknowledge any revision made as a result of comments from other review authorities. A copy of those comments should be included with the revised submittal.

FIRE DEPARTMENT Fire Prevention Bureau

1075 Old McHenry Road Lake Zurich, Illinois 60047 Fire.bureau@lakezurich.org
(847) 540-5073 LakeZurich.org

At the Heart of Community

April 25, 2018

Mr. Michael Cassata Community Development Director Village of Hawthorn Woods 2 Lagoon Drive Hawthorn Woods, IL 60047

RE: PR18-083 -THE VILLAS AT THE COMMONS -REVISED

Dear Michael:

Thank you for the revised drawings and the applicant's response to our comments. After reviewing, I have the following comments:

- 1 Aqua has still not provided an answer on the required water supply. The minimum fire flow requirements for single-family structures not exceeding 3,600 square feet is 1,000 gallons per minute. Please provide this documentation to our office. We are working with AQUA to provide this assurance which will be done prior to final plan approval.
- 2 The construction of any structure shall not be allowed until an emergency apparatus access road is in place. This shall be a hard-based surface capable of carrying the weight and width of fire department vehicles. Noted
- 3 If the entrance does not allow fire department access without mounding a curbed surface, then the fire department will speak to the proper agency regarding the entrance. Revised AutoTurn Exhibits A & E, labeled the "path of vehicle body". Please note, the front and rear wheels are within the lanes.
- 4 I am including a copy of the Fire Protection District Ordinance regarding the new development contribution fee. The fee schedule is shown and please advise our office after this is discussed with the applicant. We are not agreeing to pay fees other than as required by Village Code.

If you have any questions, please contact our office.

Sincerely,

Robert Kleinheinz Fire Prevention Specialist Lake Zurich Fire Department

Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by any code official.

Add as an additional section:

105.8 Operational Permit Fees. (Annual Permit Fee or Event) The following fees are established for any operational permits required by this Code, and shall be submitted along with the permit application: Any operational permit listed in Sections 105.6.1 through 105.6.46 shall be \$50.00 for each permit up to a maximum of two permits for any occupancy per calendar year. All fees shall be payable to the Lake Zurich Fire/Rescue Department.

Add as additional Section

105.8 New Development Contribution Fees. Any new development shall provide a contribution to the appropriate fire protection district according to the Barrington Area Council of Governments (BACOG) formula for new residential development. The developer contribution fee

Any future expansion or increase in density, following approval of the preliminary plat, will be subject to the contribution payment schedule. Payment will be due at a time agreed upon by both parties prior to the issuance of any building permits. Developer contribution fees for commercial buildings will be assessed at a rate of \$0.20 per square foot. per dwelling unit is as follows:

buildings or	1. Three (3) bedroom (or less)	\$434.85
senior housing	a. Four (4) bedroom	\$564.60
	2. Five (5) bedroom (or more)	\$585.50

Additional contributions may be required as deemed necessary by the district for developments that are unusual. Such contributions shall include, but are not limited to, developments, multi-story buildings, or the use or storage of hazardous materials.

SECTION 108 BOARD OF APPEALS

108. 1 Board of appeals established Delete this section and insert the following:

108.1 Board of appeals established. Whenever the Code Official shall disapprove an application, or refuse to grant permission or when it is claimed that the true intent and meaning of the Ordinance have been misconstrued or wrongly interpreted, the applicant or person affected may appeal the decision of the Fire Code Official to the Lake Zurich Rural Fire Protection District by written notice to the District Clerk within ten (10) days from the date of the decision being appealed. The said District Clerk shall call a hearing on said appeal within sixty (60) days of said



910 Woodlands Parkway, Vernon Hills, IL 60061
Ph: (847) 735-1000 Fax: (847) 735-1010 www.rolfcampbell.com

**PLANNING CONSULTANTS
MEMORANDUM**

Date: April 16, 2018

To: Michael Cassata, AICP,
Director of Community Development
Village of Hawthorn Woods

From: Rolf C. Campbell & Associates

Re: **Villas at the Commons – K. Hovnanian Homes –
2nd Residential Preliminary Landscape Plan Review**

We have reviewed the revised Preliminary Landscape Plan and Tree Preservation Plan prepared by Krogstad Land Design Limited, dated 3-30-18 (3-sheets). We had previously reviewed these plans prior to their revisions as documented in our 3-20-18 review memo. The proposed residential development is located north of the existing Hawthorn Woods Business Park and between Midlothian Road and Fairfield Road. We have also reviewed the revised supplemental plans relating to the Preliminary Landscape Plan and Tree Preservation Plans including the Cover Letter and Response Comments dated 4-2-18, Site Analysis and Concept Plan by BSB design both dated 3-28-18, Preliminary Plat of Subdivision prepared by R.E. Allen and Associates, Ltd. Dated 3-30-18, Preliminary Engineering Plans prepared by Pearson Brown and Assoc. dated 3-30-18, and Preliminary Architectural Elevations and Floor Plan prepared by K. Hovnanian Homes dated 2-23-18. Below are the following comments based on the Preliminary Landscape Plan and Tree Preservation Plan:

Tree Preservation Plan

All previous comments in our previous preliminary landscape plan review dated 3-20-18 have been addressed by the Applicant and the revised tree preservation plan has been adjusted to reflect these changes.

Preliminary Landscape Plan

- 1) Based on the revised preliminary landscape plan, street trees have primarily been placed in the Right-of-Way, however several of these trees have been moved on the lots to be placed within 15' of the front property line due to the location of the water main and other utilities. As previously noted in our 3-20-18 review, the Village is requested to confirm if the trees placed in the Right-of-Way are in acceptable locations for these street trees according to the standard set in other residential developments.

- 2) Since the engineering plan and other plans have now listed street names on the plans, we recommend that the street names be provided on the landscape plan as well at final submittal.
- 3) Additional shrubs and landscaping have been proposed on the revised landscape plan behind lots 14-18 per the Village's request for additional screening between these lots and the property to the south.
- 4) According to Section 9-9A-6F5b, a landscape buffer with at least 50% opacity along Fairfield and Midlothian Roads shall be screened with plantings with an installed size of eight (8) to twelve (12) feet in height. The Applicant has provided ornamental and evergreen trees that will be installed at a height of 8' and appears to meet the 50% opacity requirement along Fairfield Road. The Applicant has noted that the existing material along Midlothian Road meets the requirements for screening. We reviewed the Preliminary Landscape Plan and Tree Preservation Plan and the combination of the existing trees to be preserved and the additional landscaping should exceed the minimum 50% opacity requirement along Midlothian Road.

All other previous comments in our previous preliminary landscape plan review dated 3-20-18 have been addressed by the Applicant and the revised preliminary landscape plan has been adjusted to reflect these changes.

If there are any questions or comments, please contact our office at your convenience.

BD/AM 17023RC-22

Memo

To: Erika Frable, Director of Public Works/Village Engineer
From: Betty Harrison, EQC Supervisor
CC:
Date: April 17, 2018
Re: Preliminary Plans – TEF West – K. Hovnanian Homes – 2nd Submittal

1. Concern from first submittal has been addressed
2. Specs for project to be provided at final.