



VILLAGE OF HUNTLEY AGENDA SUMMARY

October 12, 2023
Village Board Meeting

Agenda Item: Conceptual Review - Proposed Rezoning of ±48 acres within Regency Square from “BP” Business Park and “C-2” Commercial to “SF-2” Garden Residential District to Develop the Property with 186 Townhomes and 40 Ranch Style Duplex Homes at the Southwest Corner of Charles H. Sass Parkway and Princeton Drive

Petitioner/Owner: Lennar Corp., contract purchaser / BO2 Investments, LLC, owner

Department: Development Services – Planning and Zoning Division

INTRODUCTION

The contract purchaser, Lennar Corporation, has submitted a conceptual site plan and home elevations for a proposed residential development within Regency Square, generally located near the southwest corner of Charles H. Sass Parkway and Princeton Drive. The subject site is approximately 48 acres in size and would include a mix of for-sale urban style townhomes, traditional townhomes, and age-targeted ranch style duplex homes ranging from 1,400 square feet to 2,100 square feet in area. All townhomes and duplex homes would be maintenance free, which includes exterior building and landscaping maintenance, with anticipated sales prices ranging from \$325,000 to \$420,000.

The following is a summary of the unit types proposed within the development:

Urban Townhomes:	118 units
Traditional Townhomes:	68 units
Ranch Duplex Homes:	<u>40 units</u>
Total:	226 units

The ±48 acres is currently zoned “C-2” Regional Retail (west ±18 acres) and “BP” Business Park (east ±30 acres) and is subject to a Special Use Permit for the development and the Regency Square Development Guidelines.

STAFF ANALYSIS

The concept site plan proposes the construction of 186 townhomes to be located south of Charles H. Sass Parkway, west of Princeton Drive and east of Regency Parkway. The townhomes would consist of 118 urban style townhomes that would front the aforementioned roadways and 68 traditional style townhomes, which would be located internal to the site. Garage spaces are located on the rear side of the urban style units, while garage spaces are on the front side of the traditional style units. The site would also include ±8.2 acres of stormwater detention/compensatory storage and ±3.4 acres for a dedicated park. Primary access to the townhomes would be provided from Charles H. Sass Parkway, with secondary access being provided from the extended Regency Parkway and Princeton Drive (Princeton Drive is proposed as a right-in/right-out only).



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To the west of Regency Parkway 40 ranch style duplex homes (20 buildings) are proposed. The homes would be accessed from the extended Regency Parkway (the developer is required to extend Regency Parkway to Charles H. Sass Parkway in accordance with the settlement agreement with the previous owner). The ranch style duplex homes would conform to the height restrictions found in the Regency Square Guidelines, which limits building height west of Regency Parkway to one-story/25 feet (this restriction does not apply to buildings constructed east of Regency Parkway). The existing berm and landscaping separating Sun City Neighborhood 7 and Regency Square would be kept as existing and the homes would be set back a minimum of ± 88.5 feet from the rear lot line. The existing ± 2.8 acres of stormwater detention will remain at the northwest corner of the site. The overall amount of open space/detention would account for approximately 15 acres of the ± 48 acre site (31% of the site).

The petitioner has also provided a "Preliminary Traffic Review" memorandum for the project as part of the concept materials. A copy of the memorandum is provided as an exhibit to this report. In summary, the memorandum concludes that "the proposed development will generate a limited volume of cut-through traffic through the Del Webb community." It further states the "residential development will generate less traffic than many other commercial or office type land uses that could be developed on the subject site." A table is provided as part of the memorandum that compares peak hour traffic for the proposed residential project to commercial or office uses that could be developed under the existing zoning.

SUN CITY NEIGHBORHOOD 7 INFORMATIONAL OPEN HOUSE

On Wednesday, September 20, 2023, Lennar held an open house at the Huntley Park District's Rec Center for residents to learn more about the proposed development. All residents of Sun City Neighborhood 7, the neighborhood abutting the development to the west, received notice of the open house, with approximately 40 attending the meeting. Lennar has also agreed to attend the Neighborhood 7 board meeting on October 19, 2023 to provide an overview of the project and answer questions.

REQUIRED APPROVALS

The proposed plans will require the following review and approvals from the Plan Commission and Village Board:

- Amending the Comprehensive Plan to identify the property as planned for residential use; It is currently shown as Business Park and Mixed Use (Commercial/Office).
- Rezoning (Map Amendment) from "C-2" Regional Retail (east ± 18 acres) and "BP" Business Park (west ± 30 acres) to "SF-2" Garden Residential District to allow single family attached residential.
- Amending the existing Special Use Permit for development of the property as residential.
- Amending the Regency Square Design Guidelines (no residential component is currently included other than institutional uses); The design guidelines address bulk regulations (setbacks, building height, lot coverage, etc.) and design standards for building, landscaping, signage, and required amenities.
- Approving a Preliminary/Final Plat of Subdivision for the property.
- Approving a Preliminary/Final Planned Unit Development for the property.



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FINANCIAL IMPACT

The project would be subject to current impact fees for the school, library, and fire districts. Preliminary discussions have occurred with the Huntley Park District regarding a potential park dedication as part of the project.

LEGAL ANALYSIS

The necessary approvals will require a public hearing by the Plan Commission. Notification of the public hearing will be provided in accordance with State Statute and Village Ordinance, which includes publication in a newspaper, written notice to all property owners within 250 feet of the proposed development, and the posting of a sign on the property.

2022-2025 STRATEGIC PLAN ALIGNMENT

The Strategic Plan identifies *“Strong Local Economy” as a strategic focus, and “Location of Choice for Residents” as a goal.*

COURTESY REVIEW

The petitioner has requested the Village Board to conceptually discuss the proposed rezoning and review the proposed plans. The Village Board is not required to provide a formal position statement on the proposal, and the petitioner shall not be required to comply with any position statements which are offered. The concept review shall provide the petitioner with initial comments and concerns that should be considered as they proceed in the formal review process. The Village Board and its individual members are not bound by any comments made during the discussion and the petitioner acknowledges that it cannot claim in the future any reliance whatsoever on those comments.

ACTION REQUESTED

The Village Board is requested to discuss the proposed rezoning, review the proposed conceptual site plan and building elevations and provide any questions, comments, or concerns for the petitioner to consider as they proceed in the formal review process.

SUPPORTING DOCUMENTS

1. Aerial Photograph, dated 10/2/23
2. Cover Letter from John McFarland, dated 10/3/23
3. Concept Site Plan, dated 9/6/23
4. Urban Townhome Elevations, not dated
5. Traditional Townhome Elevations, dated 8/3/23
6. Duplex Elevations, not dated
7. Duplex Property Line Exhibit, dated 9/26/23
8. Traffic Memorandum, dated 10/2/23



Regency Square - Lennar

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 500 '



VILLAGE OF HUNTLEY

10987 Main Street

Huntley, IL 60142

(847)669-9600

Print Date: 10/2/2023



To: Charlie Nordman, Village of Huntley

From: John McFarland / Lennar Corporation

Date: October 3, 2023

Re: Lennar's Proposed Regency Square Development.

Lennar is seeking to rezone a portion of the vacant Regency Square land from the BP and C2 business park / commercial districts to an SF2 PUD residential zoning district. Lennar's proposed development consists of individual **for sale** "age targeted / ranch style" duplex homes and individual **for sale** townhomes for which Lennar Corporation will build and sell both. Apartment units **are not** part of Lennar's proposed development.

The individual for sale residential units will range in sale price from approximately \$325k to \$420K. Residential unit sizes will range in size from approximately 1400 square feet to 2100 square feet. All homes will be part of a homeowner association that will offer / include exterior building and landscaping regular maintenance to all individual unit owners.

John McFarland
Lennar Corporation
john.mcfarland@lennar.com
[773-593-9493](tel:773-593-9493)

Garage Rear – Urban Townhome



Huntley Regency Square – 4 unit Traditional Townhome

8-3-23



DARCY

04 SIDE ELEV.

SCALE: 3/32" = 1'-0"



CHARLOTTE

02 SIDE ELEV.

SCALE: 3/32" = 1'-0"



CHARLOTTE

MARIANNE

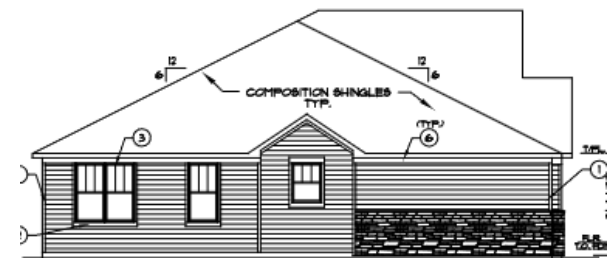
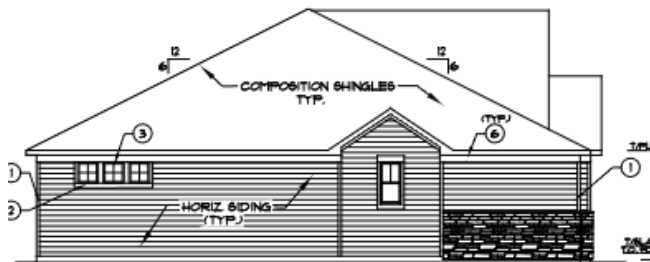
CHARLOTTE

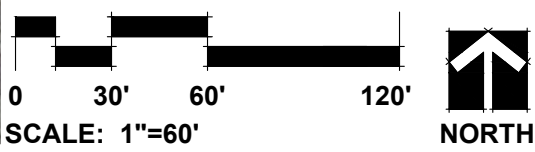
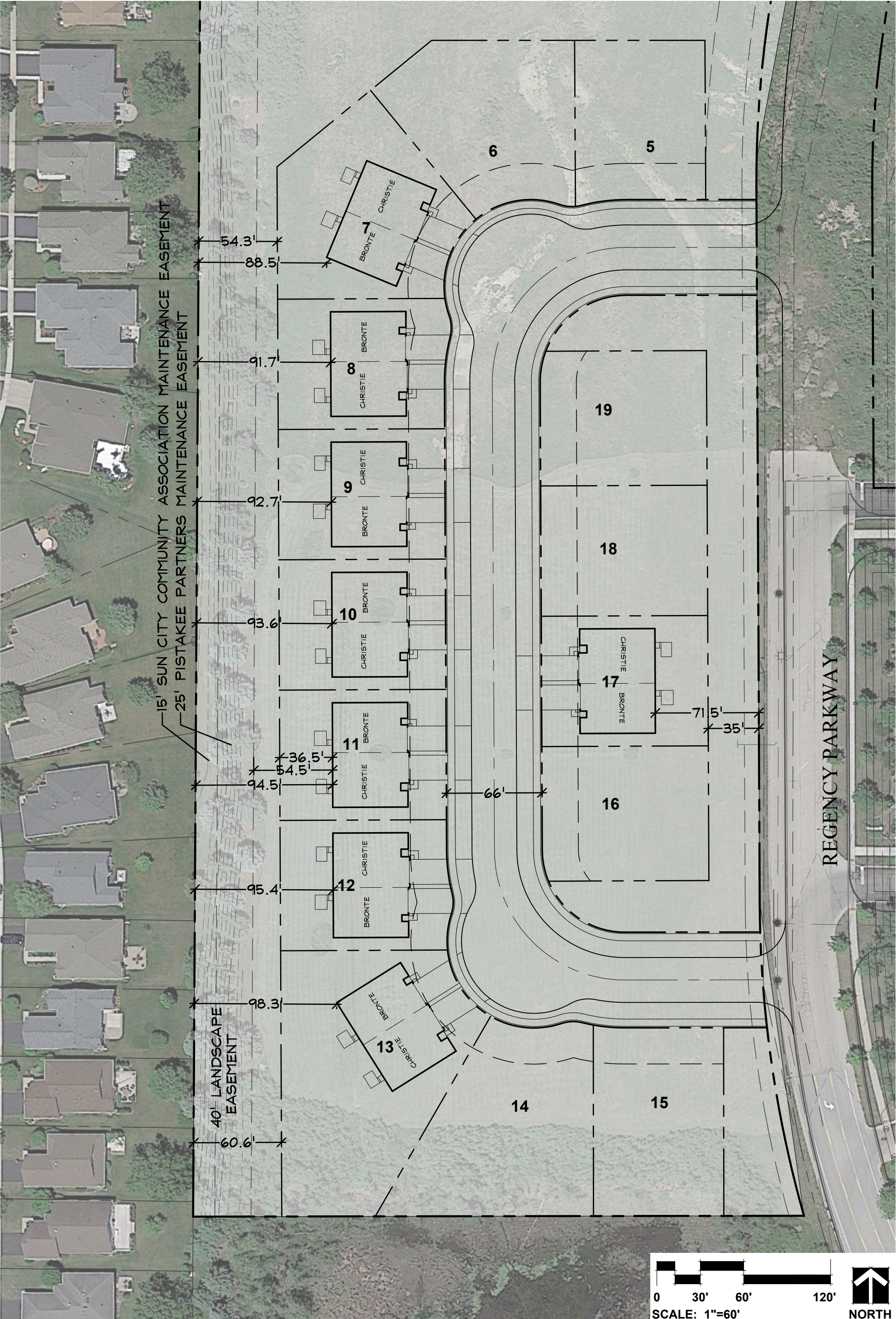
DARCY

03 REAR ELEV.

SCALE: 3/32" = 1'-0"

Huntley - Regency Square Duplex





DUPLEX LOT EXHIBIT
HUNTLEY, ILLINOIS

9/26/2023

LENNAR®



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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MEMORANDUM TO: John McFarland
Lennar

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: October 2, 2023

SUBJECT: Preliminary Traffic Review
Residential Development
Huntley, Illinois

This memorandum presents the findings of a preliminary traffic review performed by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Huntley, Illinois. The site is located on the south side of Charles H. Sass Parkway just west of IL 47. As proposed, the development is to consist of 40 duplex homes and 186 townhomes with access provided via a full access drive on Charles H. Sass Parkway, a restricted right-turn in/right-turn out access drive on Princeton Drive, and several access drives on the proposed extension of Regency Parkway. As part of the development, Regency Parkway will be extended through the development to Charles H. Sass Parkway.

The purpose of this memorandum was to review the impact of the development on the Del Webb community located directly west of the subject site. Based on a review of the proposed development plan and the area roadway system, the proposed development is anticipated to generate a limited volume of cut-through traffic through the Del Webb community. This opinion is based on the following:

- The development will have direct access to Charles H. Sass Parkway/Kreutzer Road, Princeton Drive, and Regency Parkway, which all provide access to IL 47, which is located approximately 500 feet east of the site's eastern boundary. IL 47 is a north-south, major arterial roadway that has a full interchange with I-90, a minimum of two lanes in each direction, a posted speed limit of 45 mph, and provides primary north-south circulation/access through Huntley and the region. Charles H. Sass Parkway/Kreutzer Road is a major collector roadway with a posted speed limit of 35 mph and generally provides east-west circulation/access through Huntley.

- The Del Webb community roads are classified as local roads except for Del Webb Parkway, Herman Road, Clanyard Road, and the north section of Countryview Boulevard, which are classified as minor or major collector roads. All the roads generally have one lane in each direction, low posted residential speed limits, and multiple access drives. While several of the collector roads have more than one lane in each direction, they typically meander through the community. Further, the community roadway system has many one-way/two-way or all-way stop sign controlled intersections. Contrary to the regional roadway system adjacent to the subject site, the Del Webb roadway system generally serves the homes within the community and does not provide direct access (1) through the community or (2) between the regional roadway system or other area land uses or areas.
- The primary uses in the area are located east of the Del Webb community as opposed to the west or north of the Del Webb community, including downtown Huntley and the commercial corridors. Further, no arterial roadways are located immediately west of the Del Webb community in contrast to the regional roadway system provided east of the Del Webb community.
- The proposed residential development will generate less traffic than many other commercial or office type land uses that could be developed on the subject site. Given the size of the site, approximately 200,000 square feet of commercial or office space could be developed on the subject site. To provide a comparative analysis, the volume of traffic to be generated by (1) the proposed residential development, (2) 200,000 square feet of office space, and (3) 200,000 square feet of commercial space was estimated based on trip generation rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. **Table 1** shows the volume of traffic projected to be generated by the three land uses during the weekday morning, weekday evening, and Saturday midday peak hours. From the table it can be seen that the 200,000 square feet of commercial or office space is projected to generate significantly more peak hour traffic than the proposed 226 duplexes/townhomes, except the office space during the Saturday midday peak hour.

As such, it can be seen that the majority of the development-generated traffic is projected to use the regional roadway system adjacent to the subject site as opposed to the roadway system serving the Del Webb community when traveling to and from the development. IL 47 and Charles H. Sass Parkway provide far more direct and quicker travel than traversing the meandering, low-speed roadway system within the Del Webb community. Further, given the development in the area as well as the regional roadway system, the need for residents to travel to and from the west through the Del Webb community is anticipated to be minimal. Therefore, the subject development is anticipated to generate a limited volume of cut-through traffic through the Del Webb community and will be likely less than other commercial or office uses that could be developed on the subject site.

Table 1
TRIP GENERATION COMPARISON

Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
226 Duplexes/Townhomes	22	70	92	74	43	117	54	55	109
200,000 s.f. of Office Space	267	37	304	50	245	295	57	49	106
200,000 s.f. of Commercial Space									
Total Trips	104	64	168	326	354	680	458	422	880
Pass-By Trips (30%)	25	25	50	102	102	204	132	132	264
New Trips	79	39	118	224	252	476	326	290	616