

Loch Lloyd Land Use Master Plan Update



Public Input Review

September 27, 2023

Presentation Outline

- 01.** Project Scope and Schedule
- 02.** Public Input Review Summary
- 03.** Next Steps

01. Project Scope and Schedule

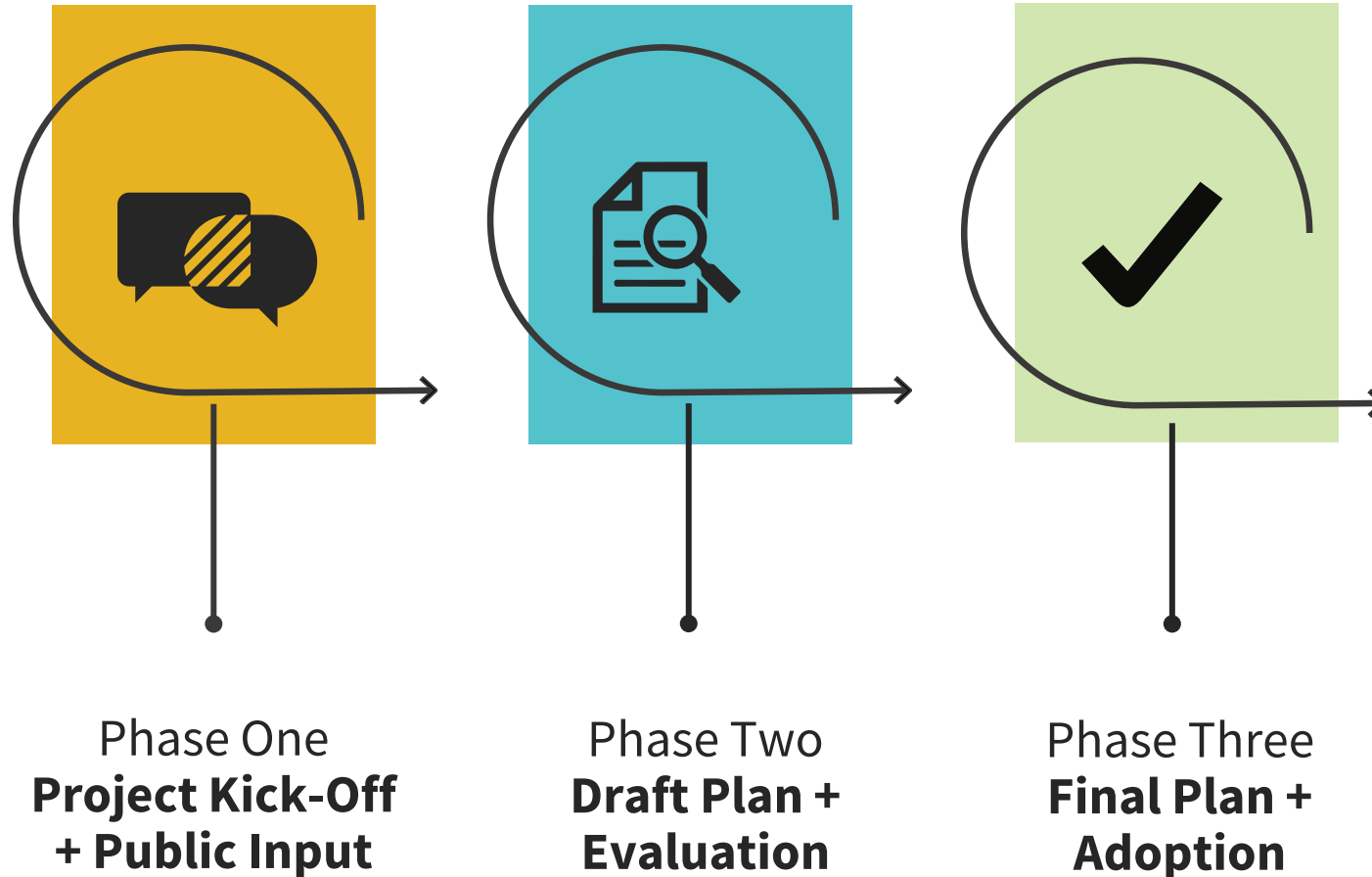
02. Public Input Review Summary

03. Next Steps

01 Project Scope + Schedule

Project Scope

« Three phase process



Project Scope

Phase One – Project Kick-Off + Public Input

- « Project Kick-Off with P&Z Commission (**Aug 1st at 9am**)
- « Online Engagement
- « Stakeholder Interviews
- « Public Visioning Workshop (**Sept 12th at 2 pm and 6pm**)
- « Input Review with P&Z Commission (**Sept 27th at 9am**)



Project Schedule

LOCH LLOYD LAND USE MASTER PLAN UPDATE PROJECT SCHEDULE						
	July 2023	Aug 2023	Sept 2023	Oct 2023	Nov 2023	Dec 2023
PHASE 1: PROJECT KICK-OFF + PUBLIC INPUT (2 MONTHS)						
1.1	Project Kick-Off with P&Z Commission (in-person)		● Tues, Aug 1 at 9am			
1.2	Online Engagement		[Dark Green Bar]			
1.3	Stakeholder Interviews (1-day virtual)		● Sept. 5th-7th (virtual)			
1.4	Public Visioning Workshop (in-person)			● Tues, Sept 12 at 2 pm and 6 pm		
1.5	Input Review with P&Z Commission (in-person)			● Wed, Sept 27th at 9am		
PHASE 2: DRAFT PLAN + EVALUATION (2 MONTHS)						
2.1	Draft Plan					
2.2	Draft Plan Review with P&Z Commission (in-person)			Tues, Oct 24 at 6pm ●		
2.3	Draft Plan Public Open House (in-person)			Tues, Nov 14 from 2-4 and 6-8 pm ●		
PHASE 3: FINAL PLAN + ADOPTION (2 MONTHS)						
3.1	Final Draft Plan					
3.2	P&Z Commission Public Hearing (in-person)				Tues, Dec 5 at 6pm ●	
3.3	Village Board Public Hearing (in-person)				Tues, Dec 19 at 6pm ●	

01. Project Scope and Schedule

02. Public Input Review Summary

03. Next Steps

02 Public Input Review Summary

Public Input Review Summary

Public Input Opportunities

« Stakeholder Interviews

« September 5th-7th

« Interactive Engagement Website

« Open from September 12th to September 26th

« Public Workshop Sessions

« Session 1: September 12th from 2-4 PM

« Session 2: September 12th from 6-8 PM

Public Input Review Summary

Public Input Opportunities

« Stakeholder Interviews

- North HOA
- South HOA
- Sechrest-Abutting Property Owners
- Non-Sechrest-Abutting Property Owners
- The Garden Club / Bluebird + Conservation Committee
- Loch Lloyd Developer
- Country Club Owner
- Water District
- Continental Consulting Engineers

Public Input Review Summary

Public Input Opportunities

« Stakeholder Interviews – Major Themes

« *Concerns*

- Maintenance of the Sechrest property
- Increasing costs to maintain streets
- Impact of new housing units on existing streets and safety
- Increasing the overall density of the Village
- Stormwater issues and runoff from new development
- Impact of new development on Lake water quality
- Loss of open space and bluebird and other wildlife habitat if Sechrest is developed
- Impact on possible Native American burial sites within the Sechrest
- Impact on the feel and appearance of the Village if homes are built on the Sechrest
- Financial impact on the South HOA if more streets are added on the Sechrest
- South HOA unanimous in support against any development on the Sechrest
- Impact new development would have on water pressure

Public Input Review Summary

Public Input Opportunities

« Stakeholder Interviews – Major Themes

« *Ideas*

- Create a new, shorter golf course on the Sechrest
- All homes should back up to open space, golf course, or the lake
- Need additional amenities: open space, trails, gathering spaces, public meeting facility
- The Village should only have single family homes
- Add senior housing, if the Village boundaries are expanded
- Expand the Village boundaries to provide more areas for development
- Add areas for smaller homes, twin-villas, row houses, maybe multi-family residential
- Look at the entire maintenance and operating costs for the Village and options for HOA dues and property taxes to fund costs
- New development can be a source of new HOA and property tax funds
- Require new development construct amenities and recreation improvements

Public Input Review Summary

Public Input Opportunities

« Interactive Engagement Website

« Open to residents from
September 12-26

« Stats on the site:

- « 1,851 visits
- « 427 unique contributors
- « 451 survey responses
- « 251 image voting responses
- « 208 map contributions

Village of Loch Lloyd Land Use Master Plan
Check out our engagement activities to help guide the future of the Village of Loch Lloyd!

Loch Lloyd Master Plan

Welcome!

The Village of Loch Lloyd is excited to begin the process of creating a Land Use Master Plan to create a long-term vision for the community. This roughly 5-month process will include many opportunities for public engagement and feedback.

Click through the tabs to learn more about the planning process including goals, project schedule, and plan elements.

Click the link below to explore the engagement activities!

Share your vision for the future of Loch Lloyd!

WHAT IS A LAND USE MASTER PLAN? | WHAT IS THE PROJECT TIMELINE?
WHAT ARE THE GOALS OF A MASTER PLAN?

What is a Land Use Master Plan?

Engagement activities will launch September 12th and close September 26th!

Miss a meeting or want to learn more? Click the button below!

Review previous presentations!

Upcoming Events

Tuesday 12 September 2023 2:00 pm
Public Visioning Workshop Session 1
[View from Public Visioning Workshop](#)

Public Input Review Summary

Interactive Engagement Website // SURVEY RESULTS

QUESTION 1: How long have you lived in Loch Lloyd?



Majority of participants have **lived in Loch Lloyd over 15 years** (30.4%). The next highest cohort was **2-4 years** (21.1%).

QUESTION 2: Do you live in the North side or South side?



68.2% of respondents live on the south side of Loch Lloyd, the remaining **31.8% live on the north side.**

QUESTION 3: Do you have children at home?

QUESTION 4: If you responded yes, what age ranges?



23% of participants have children at home.

Their age ranges indicate a **higher presence of 5-9-year-olds and 15-19-year-olds** in the Village.

Public Input Review Summary

Interactive Engagement Website // SURVEY RESULTS

QUESTION 5: Please rank how important the following amenities are to you.

1. Sense of Security
2. Gated Community
3. Roads
4. Beautification Efforts in Public Spaces
5. Walking/Biking Trails
6. Street Lighting
7. Country Club Clubhouse
8. The Lake
9. Country Club Golf Course
10. Taxes
11. Village Governance Structure
12. Country Club Pool
13. Country Club Golf Practice Facilities
14. Sidewalks
15. Country Club Fitness Center
16. Country Club Tennis/Pickleball Courts

Public Input Review Summary

Interactive Engagement Website // SURVEY RESULTS

QUESTION 6: Are there any amenities you chose above that are not satisfactory in quality?

«Country Club Amenities

- «Club House needs updating to provide the experience residents/members expect
- «Pool needs updated and include amenities like lap lanes, zero entry for kids, etc.
- «Fitness center needs general updates to improve operations for quality of country club
- «Tennis + pickleball courts need resurfacing

«Sechrest Development

- «Coordination on the future of this land is a must
- «Interim plan needs put in place to improve the existing greenspace

«Roads + Sidewalks

- «Roads need sealed more often
- «Sidewalk maintenance is needed throughout community
- «Designated walking paths or sidewalks should be incorporated for more safe pedestrian areas

Public Input Review Summary

Interactive Engagement Website // SURVEY RESULTS

QUESTION 7: Are there any amenities not listed above that you would like to see in the future?

«**Community garden**

«Expanded **walking trails**

«Increased **security**

«Better practice/novice facilities for golfers

«Expanded **lake activity**

«Bringing back **Sechrest** to a 9-hole course

«**Small-scale commercial**

«Coffee shop, general store for daily essentials, food, etc.

«Many of these comments also mentioned favoring annexation on the outer edges on the Village as prime locations for these services

«**Many people indicated that while future-focused ideas are great, they would prefer focus on existing amenities and bringing these up to ‘five-star’ quality.**

Public Input Review Summary

Interactive Engagement Website // SURVEY RESULTS

QUESTION 8: Please indicate your level of support for the following concepts/ideas for the future.

Minimum lot sizes, home sizes, or setbacks for new development

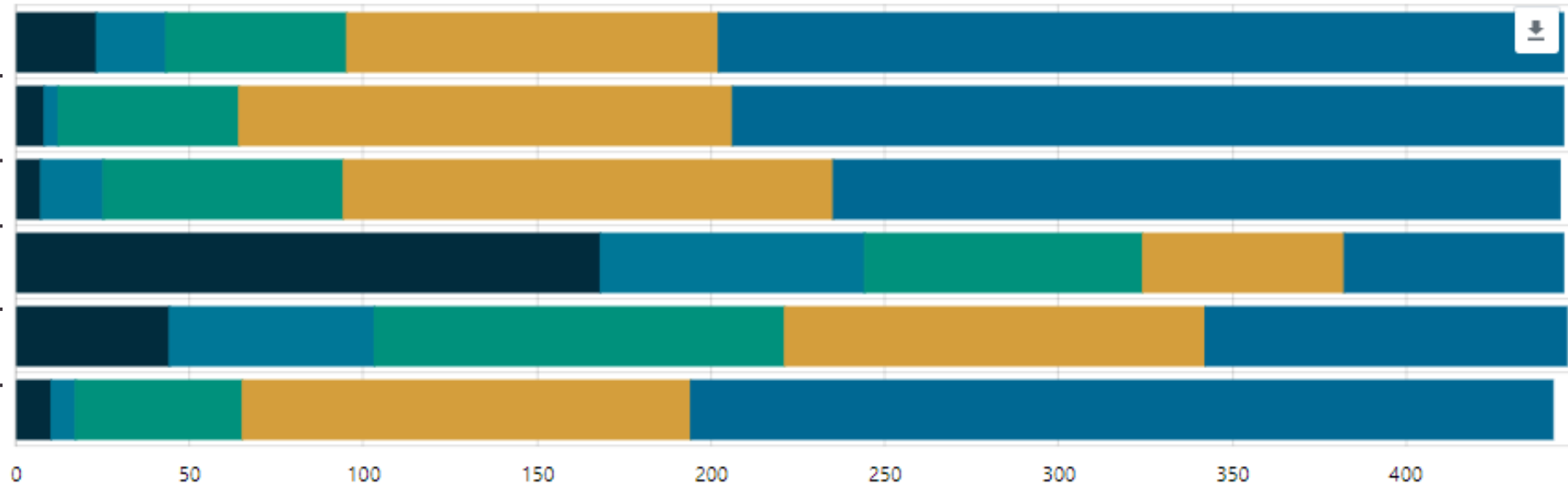
Guidelines for street widths, sidewalks, or design standards

Standards for noise or light pollution

Annexation of land for multi-family construction

Planning for expansion of public services (fire/police)

Standards for level of maintenance for land zoned Residential Open Space



I would not be supportive whatsoever

I would not support this

Neutral, would not impact me

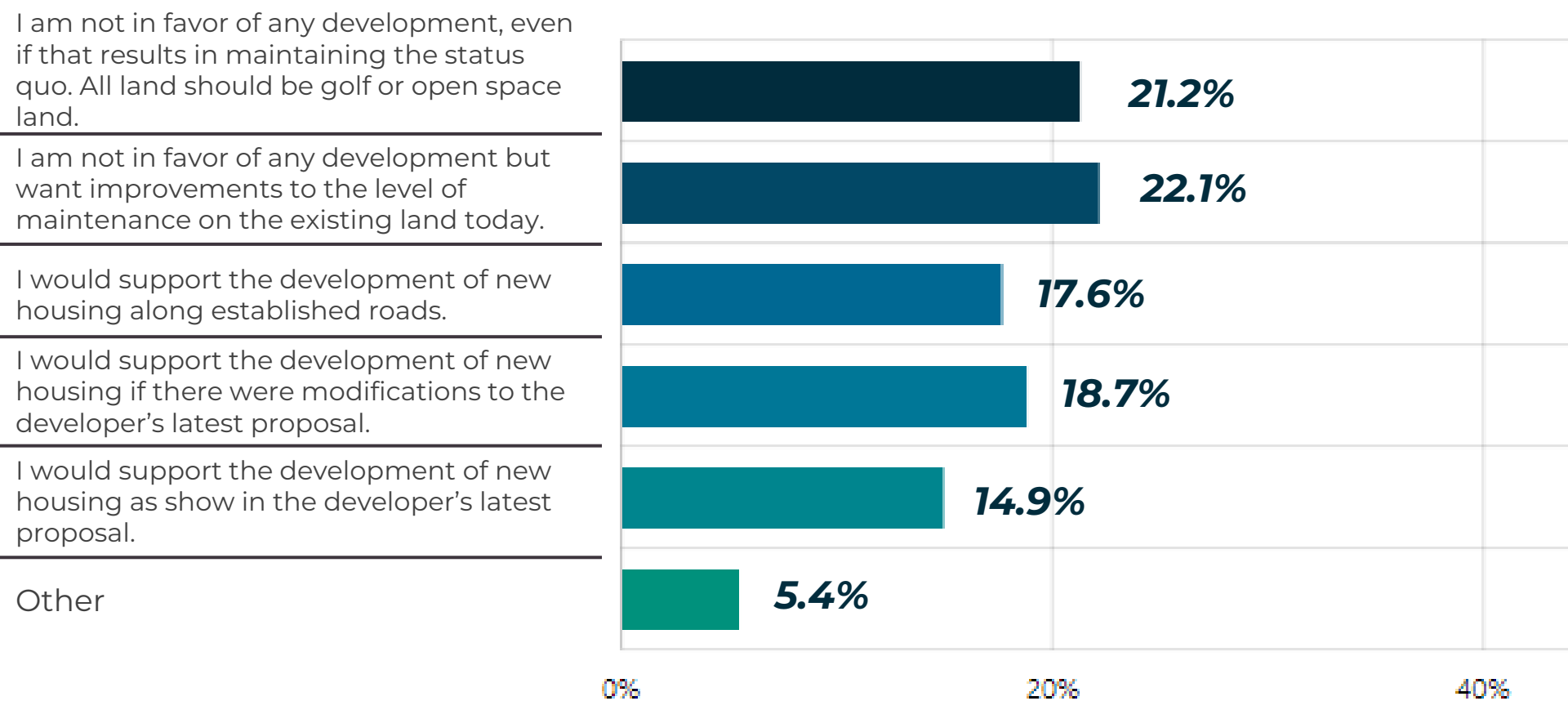
I would be supportive

I would be very supportive of this and think it should be a top priority

Public Input Review Summary

Interactive Engagement Website // SURVEY RESULTS

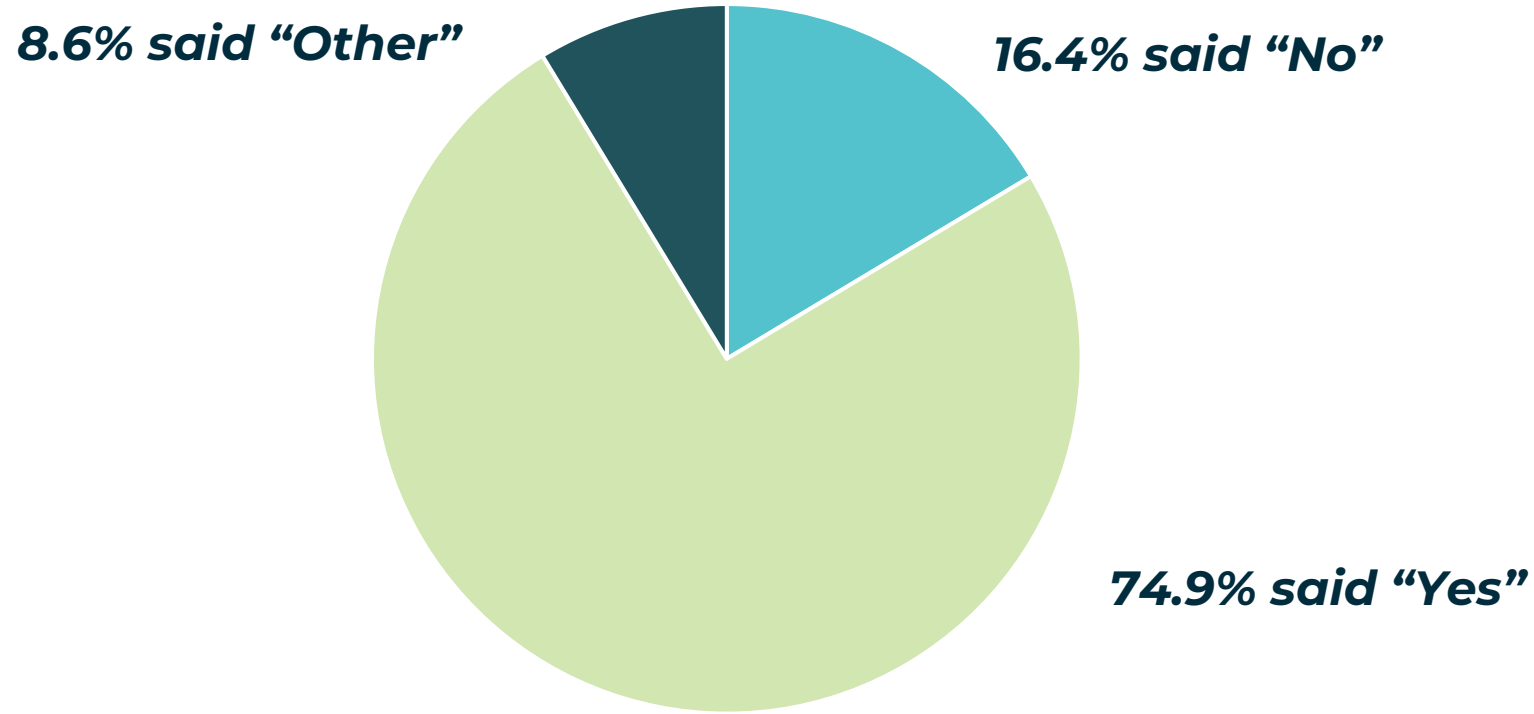
QUESTION 9: Which of the following best describes your views regarding development of the Sechrest property?



Public Input Review Summary

Interactive Engagement Website // SURVEY RESULTS

QUESTION 10: Would you be open to developing the Sechrest property if there was a quality 9-hole Par 3 course safely woven throughout?



Public Input Review Summary

Interactive Engagement Website // IMAGE VOTING RESULTS – Single-Family Homes

Participants were asked to indicate whether they believed the development type is well-suited for Loch Lloyd (5 stars) or did not fit the development scheme (1 star).

Patio Style Homes



Mid-Sized Single-Family Residential



Public Input Review Summary

Interactive Engagement Website // IMAGE VOTING RESULTS – Single-Family Homes

Participants were asked to indicate whether they believed the development type is well-suited for Loch Lloyd (5 stars) or did not fit the development scheme (1 star).

Large Single-Family Residential



Luxury Single-Family Residential



Public Input Review Summary

Interactive Engagement Website // IMAGE VOTING RESULTS – Multi-Family Homes

Participants were asked to indicate whether they believed the development type is well-suited for Loch Lloyd (5 stars) or did not fit the development scheme (1 star).

Modern Townhome



Traditional Design Rowhouse



3-Story Apartment



Public Input Review Summary

Interactive Engagement Website // IMAGE VOTING RESULTS – Multi-Family Homes

Participants were asked to indicate whether they believed the development type is well-suited for Loch Lloyd (5 stars) or did not fit the development scheme (1 star).

Mix Material Rowhouses



Cluster Townhomes



Senior Apartments



Cottage Court



Public Input Review Summary

Interactive Engagement Website // IMAGE VOTING RESULTS – Recreation

Participants were asked to indicate whether they believed the amenity type is well-suited for Loch Lloyd (5 stars) or did not fit the development scheme (1 star).

Natural Trail



Boardwalk



Lake Recreation



Public Input Review Summary

Interactive Engagement Website // IMAGE VOTING RESULTS – Recreation

Participants were asked to indicate whether they believed the amenity type is well-suited for Loch Lloyd (5 stars) or did not fit the development scheme (1 star).

Residential Paved Trail



Native Planting Garden



Natural Trail by Homes



Play Field with Trail



Public Input Review Summary

Interactive Engagement Website //
MAPPING ACTIVITY

 **Add Marker**



Recreation
Idea



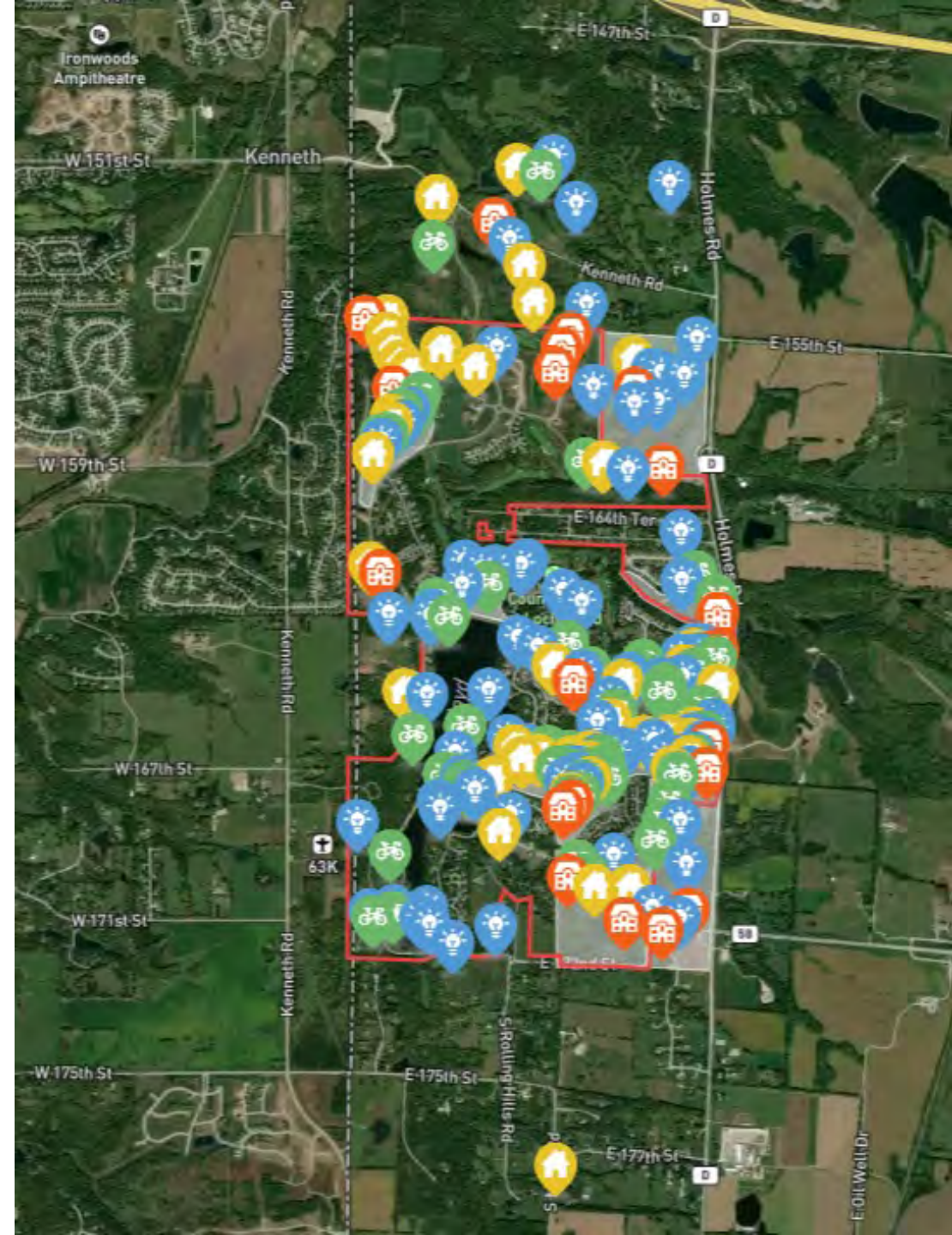
Single-Family
Homes



Idea!



Multifamily
Housing



Public Input Review Summary

Interactive Engagement Website // MAPPING ACTIVITY



Recreation
Idea

«Around the Lake

«Ideas for bocce ball, walking paths with fitness stations, and playgrounds

«Sechrest area (holes 5-9)

«If developed, participants feel strongly that there should be heavy greenscaping on-site with a trail between to buffer residences from one another

«If left undeveloped, many participants want the space to include a par 3 course

«Trails

«Many people want trails in the north, green space behind Country Club Dr, and along SE edge of limits



Public Input Review Summary

Interactive Engagement Website // MAPPING ACTIVITY



«Townhomes/Rowhouses

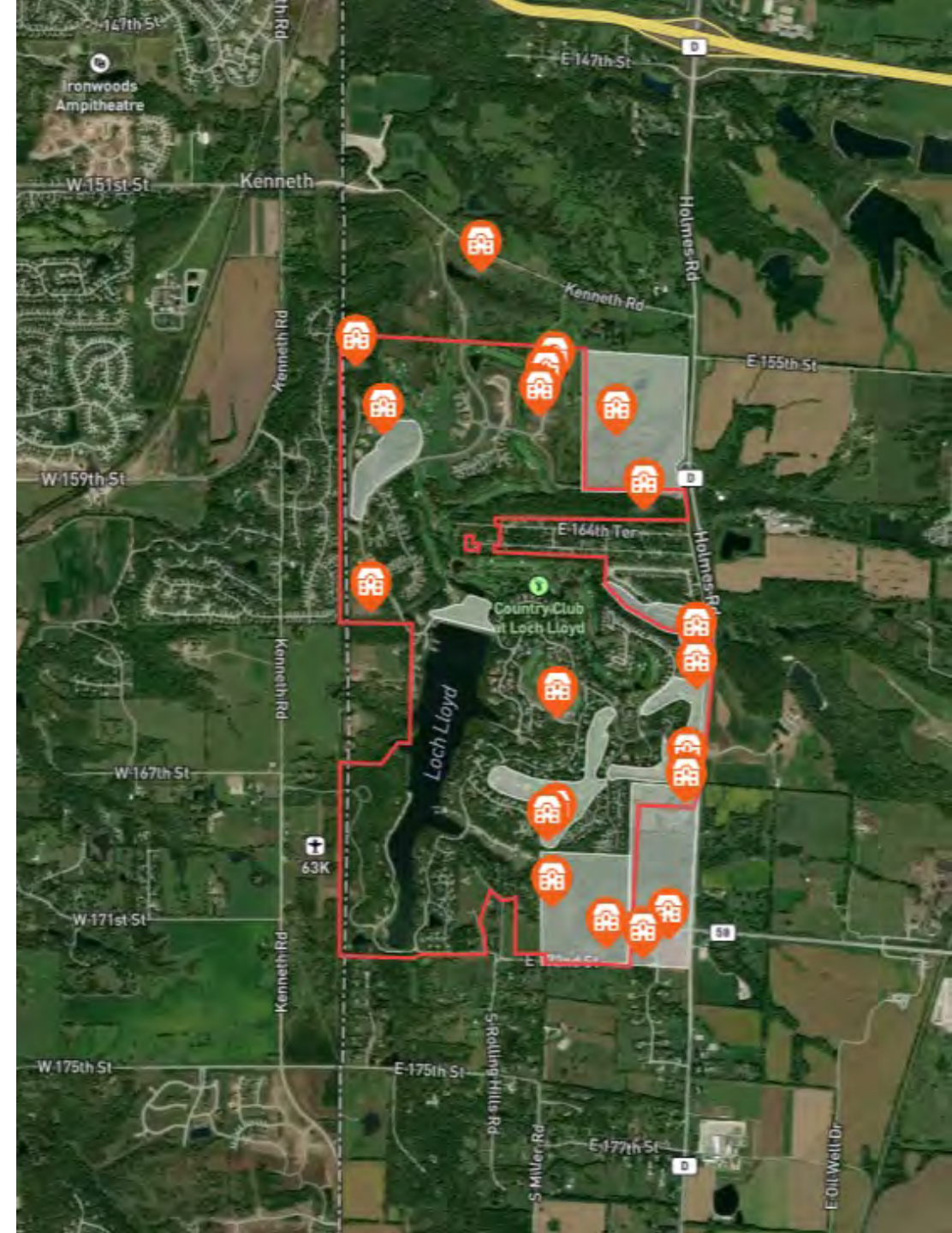
«Idea to turn the construction entrance into a secure entrance and add rowhomes/townhomes

«Senior Apartments

«Comments supported a senior living community north of limits along Kenneth Road

«General

«Most participants were not in favor of multi-family developments of all scales, particularly apartments



Public Input Review Summary

Interactive Engagement Website // MAPPING ACTIVITY



«Northwest

«Could continue to develop this but might encounter some topographical challenges

«Northeast

«Comments identifying area as a strong location for single-family residential and potentially multi-family

«Southeast

«Many identified the identified development area as an opportunity zone supportive to single-family residential

«Sechrest

«Many mixed feelings toward developing this area. If development does occur, it should match the design style of existing homes.



Public Input Review Summary

Interactive Engagement Website // MAPPING ACTIVITY



«Preserving the area along Loch Lloyd Pkwy along western edge for wildlife moving throughout this space

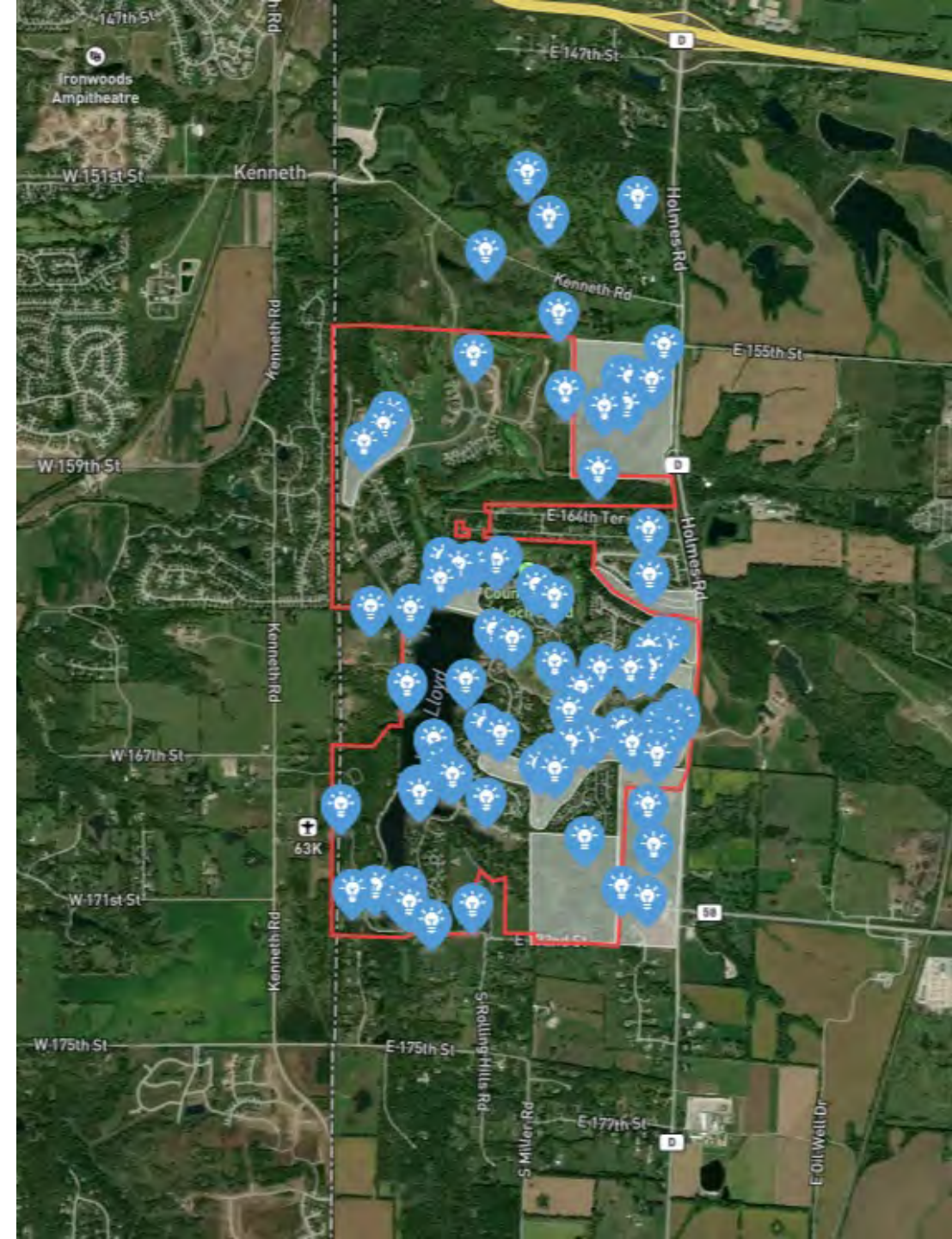
«Participants supported annexation of northeast area for residential or commercial development

«Maintain Sechrest as a golf course, varying ideas on what capacities

«Support southeast area as an additional annexation opportunity for residential development

«Yacht Club Restaurant around lake

«Lake recreation and bathroom opportunities



Public Input Review Summary

Public Input Opportunities

« Public Visioning Workshops

« Session 1: 2-4 PM

« Approx. 120 participants

« Session 2: 6-9 PM

« Approx. 85 participants

« Both sessions featured:

« Presentation review of a comprehensive plan, interactive website, and visioning questions through Mentimeter

« Image Voting

« Jar Priority Voting Activity

« Puzzle Mapping Activity

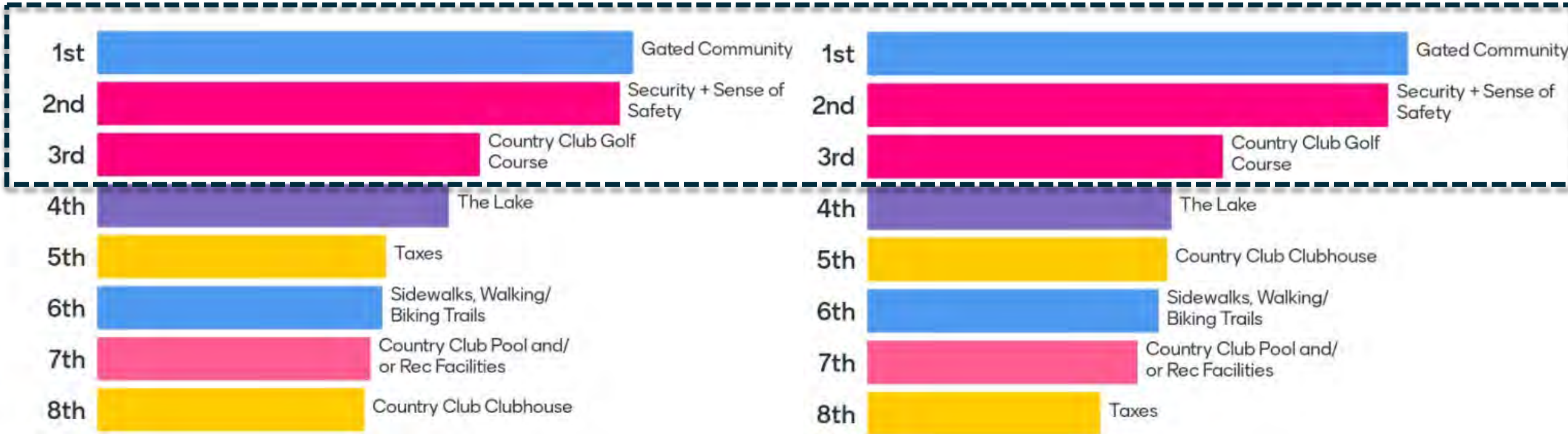


Public Input Review Summary

Public Visioning Workshop

«Visioning Exercise Results

«What are the most important reasons you choose to live in Loch Lloyd?»



Public Input Review Summary

Public Visioning Workshop

«Visioning Exercise Results

«Please list any other primary reason you choose to live in Loch Lloyd, in not listed in the previous question.

«Country living

«Long-term value

«Sense of community

«The potential

«Nature + open space

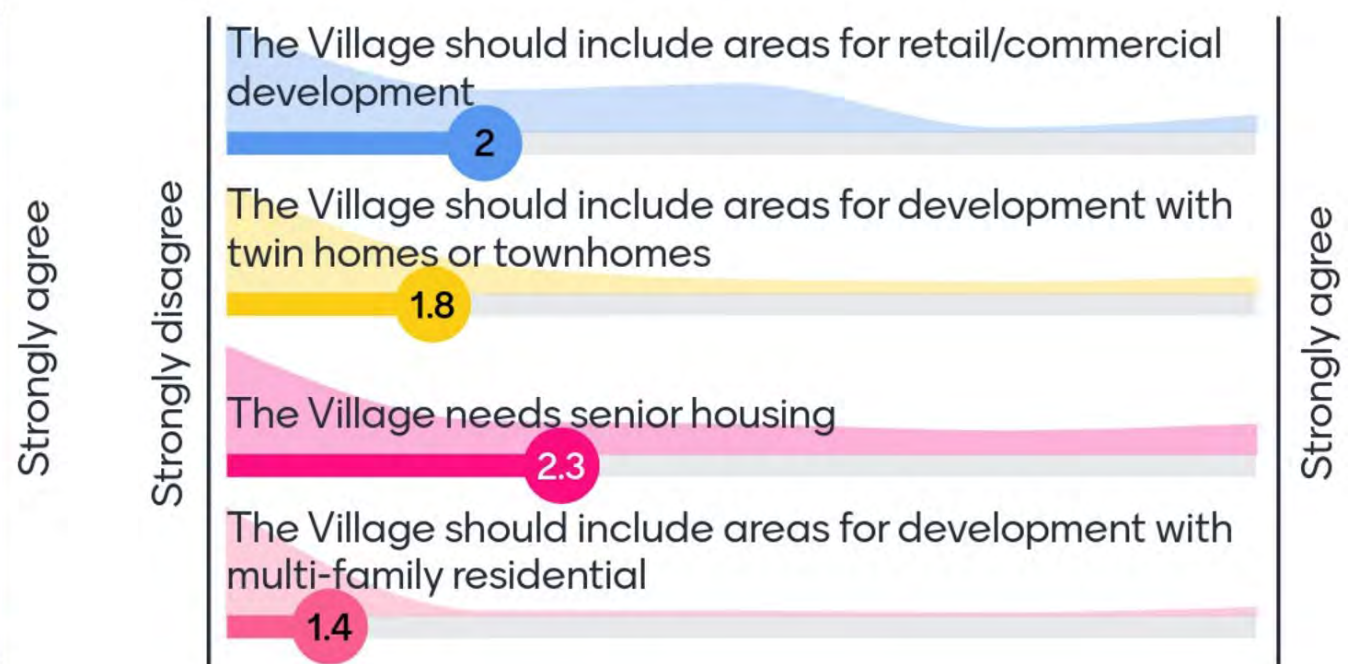
«Large homes

Public Input Review Summary

Public Visioning Workshop

«Visioning Exercise Results

«Please rank the following as to your level of agreement

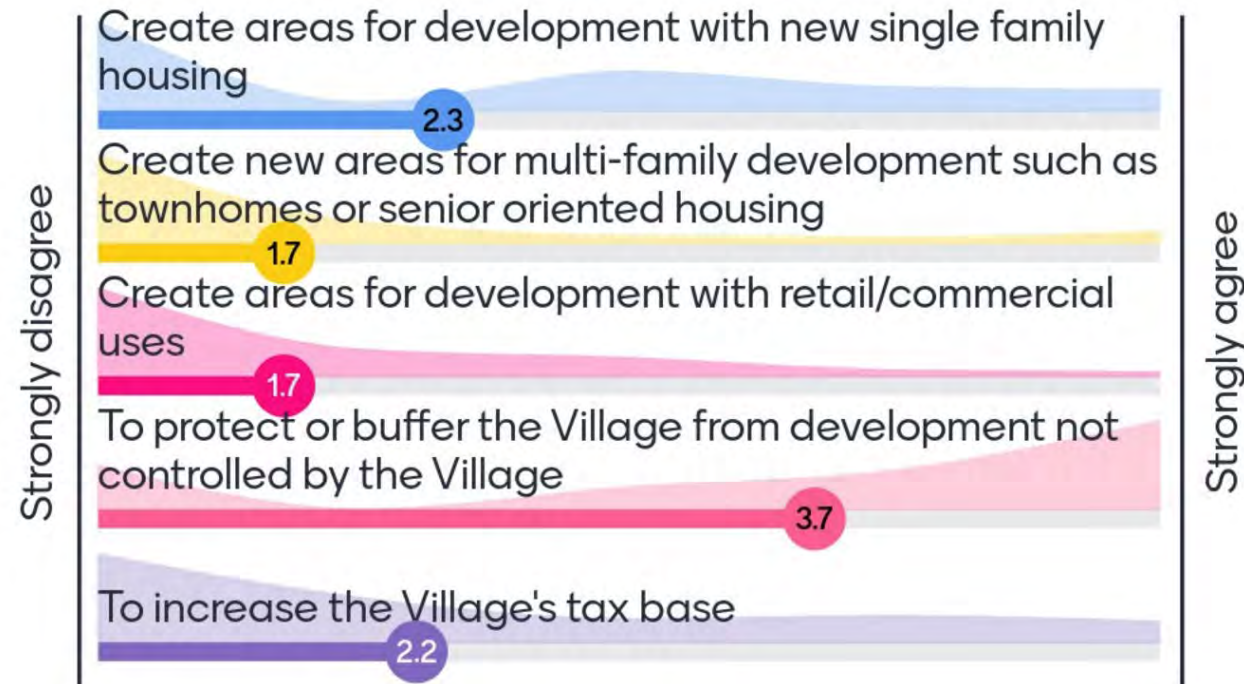
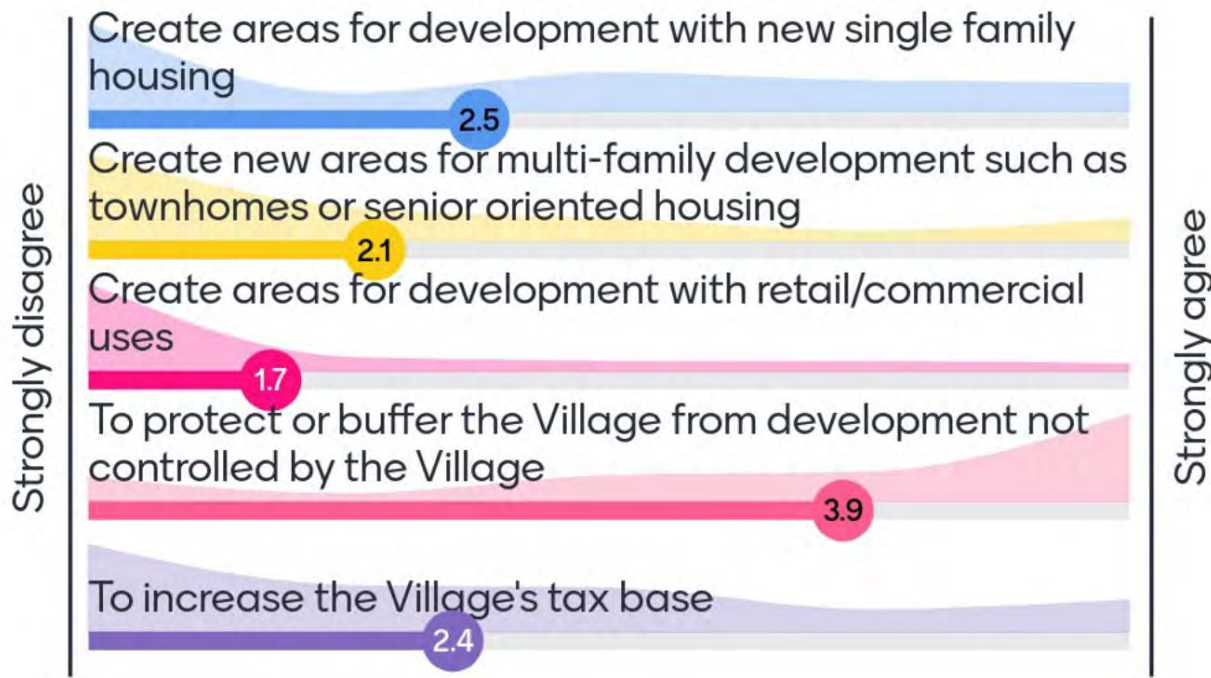


Public Input Review Summary

Public Visioning Workshop

«Visioning Exercise Results

«The boundaries of the Village of Loch Lloyd should be expanded for the following reasons

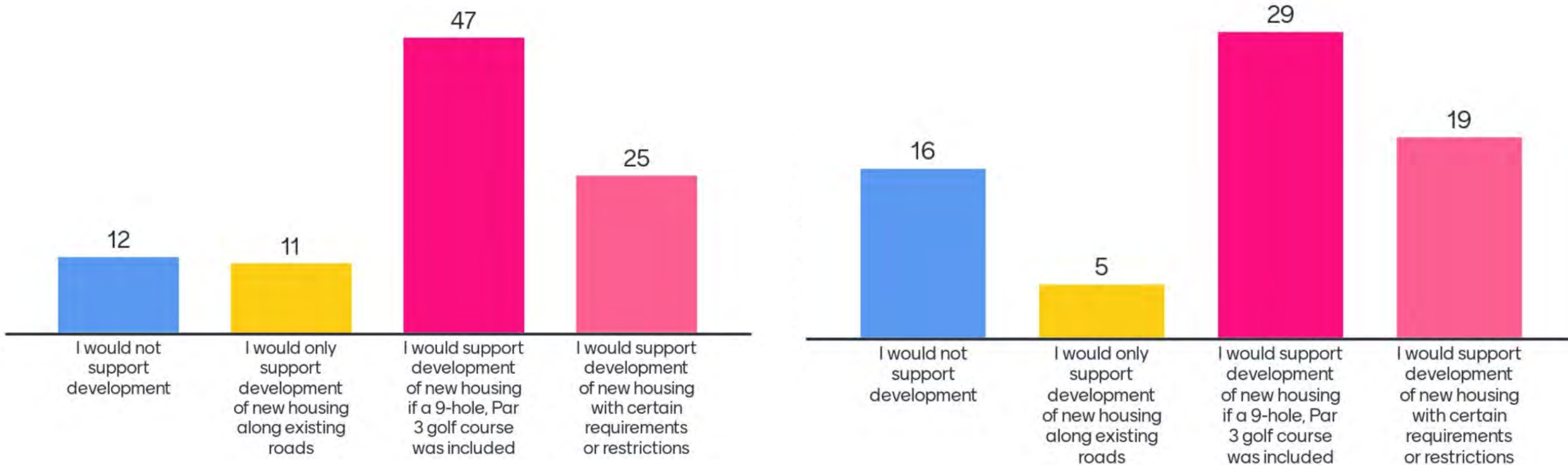


Public Input Review Summary

Public Visioning Workshop

«Visioning Exercise Results

«Which of the following best describes your views on the development of the Sechrest?»



Public Input Review Summary

Public Visioning Workshop

«Visioning Exercise Results // IMAGE VOTING MOST PREFERRED SINGLE-FAMILY



Session 1

Session 2

Public Input Review Summary

Public Visioning Workshop

«Visioning Exercise Results // IMAGE VOTING **MOST PREFERRED MULTI-FAMILY**»



Session 1

Session 2

Public Input Review Summary

Public Visioning Workshop

«Visioning Exercise Results // IMAGE VOTING **MOST PREFERRED PARKS + RECREATION**



Session 1

Session 2

Public Input Review Summary

Public Visioning Workshop

«Visioning Exercise Results // JAR PRIORITY EXERCISE



Gated
Community



Security + Sense
of Security



Country Club
Pool

Session 1

Session 2

Public Input Review Summary

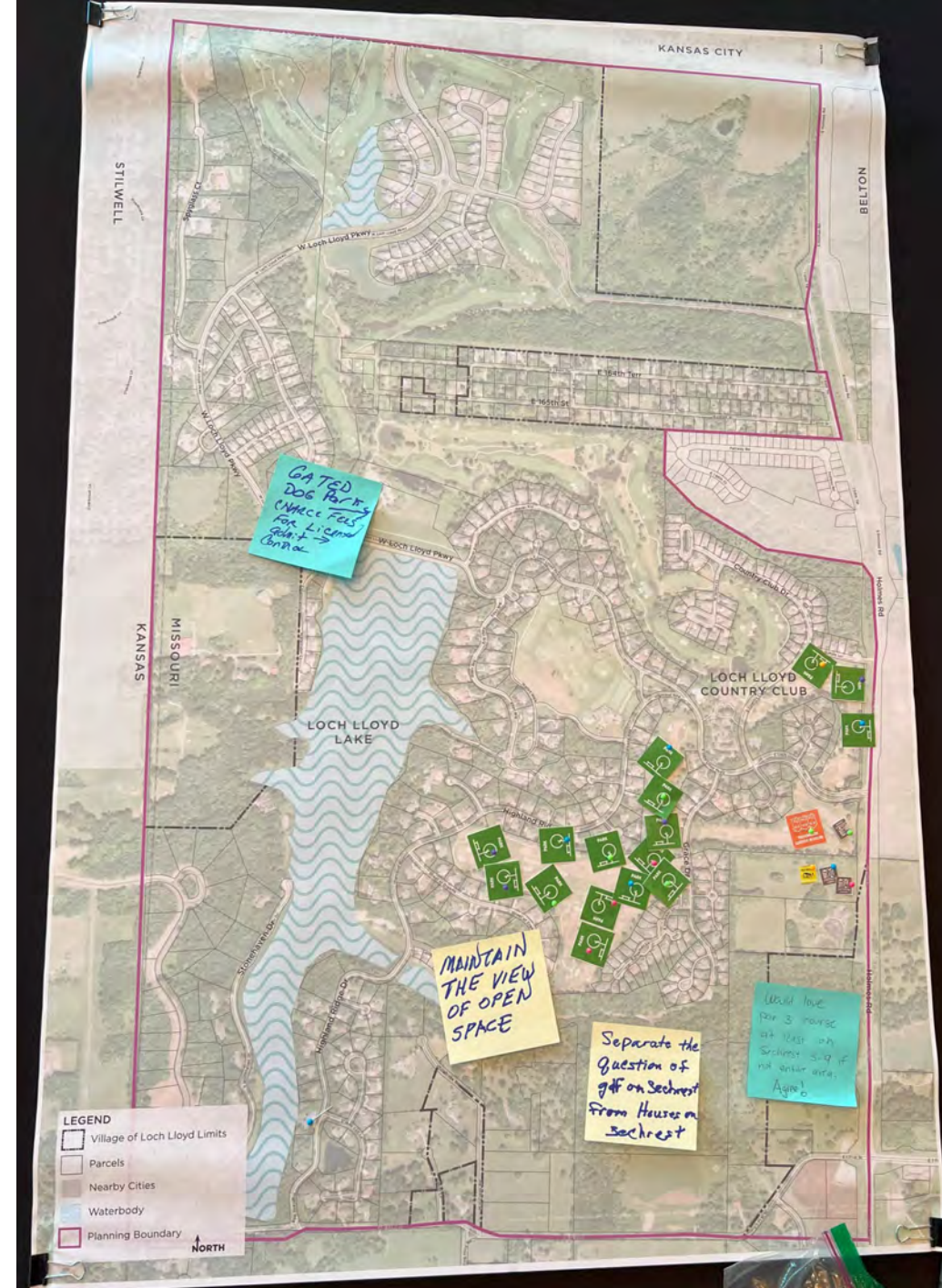
Public Visioning Workshop

«Visioning Exercise Results // MAPPING ACTIVITY

«Participants could use the following puzzle pieces to indicate their desire land use

- «Low-density residential
- «Medium-density residential
- «High-density residential
- «Commercial
- «Parks

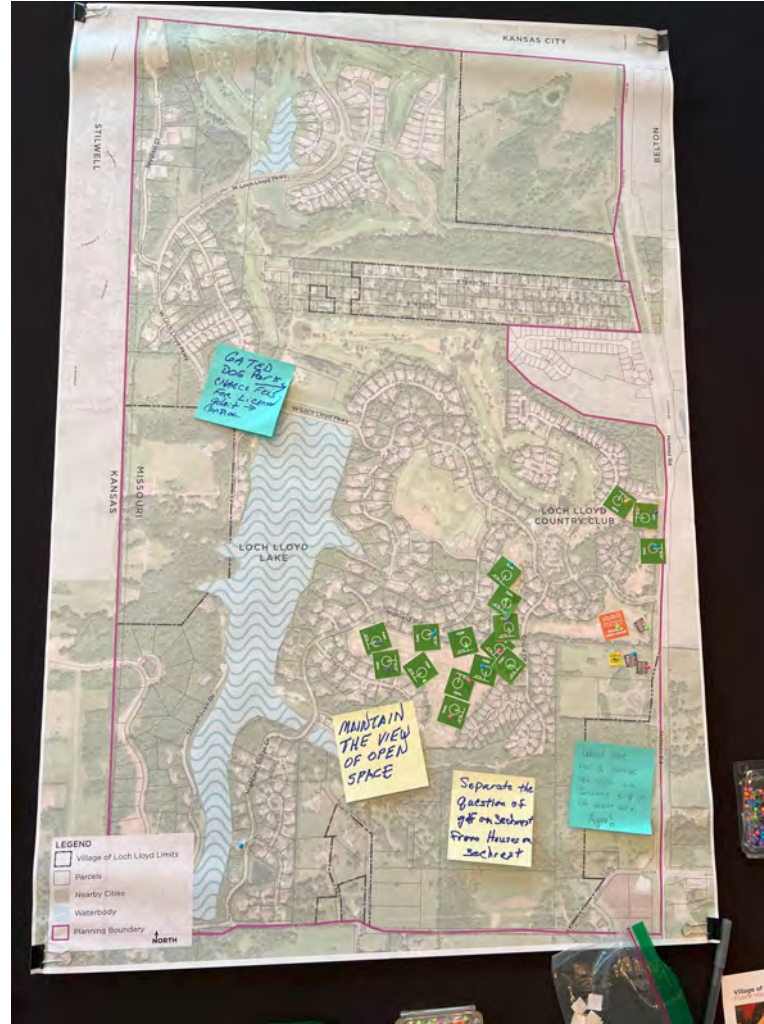
«Most of the comments are consistent with the themes and feedback from the interactive mapping activity:
desired more open space/golf uses in Sechrest area, favored single-family residential over multi-family, support commercial development in the NE edge.



Session 1

Session 2

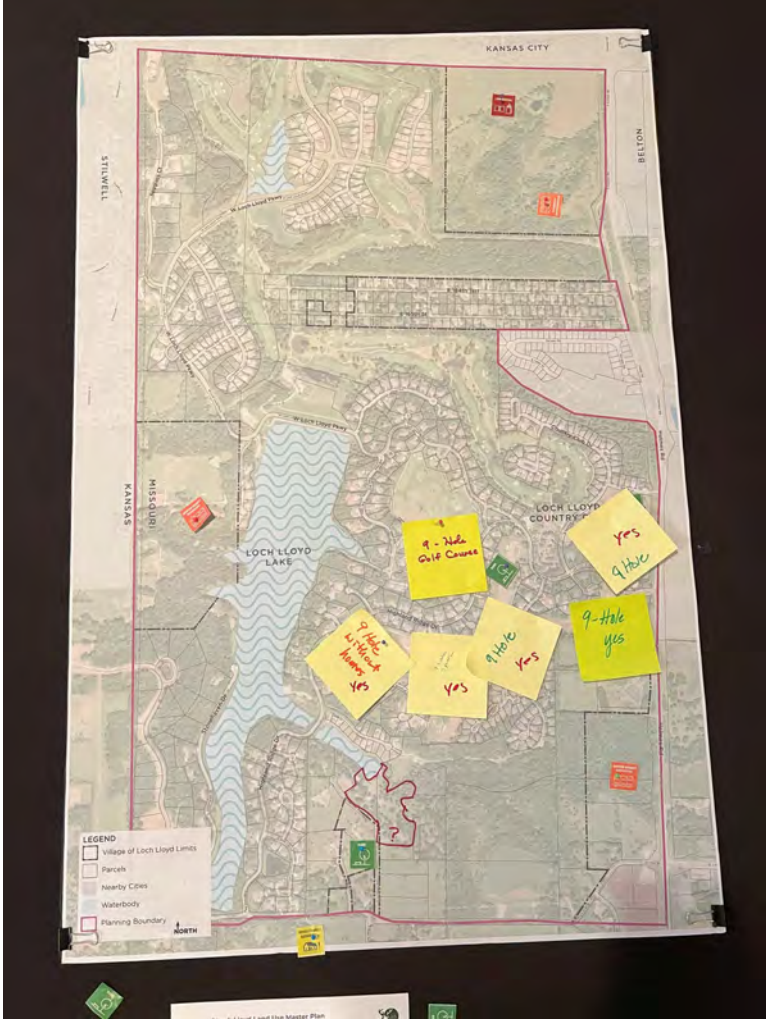
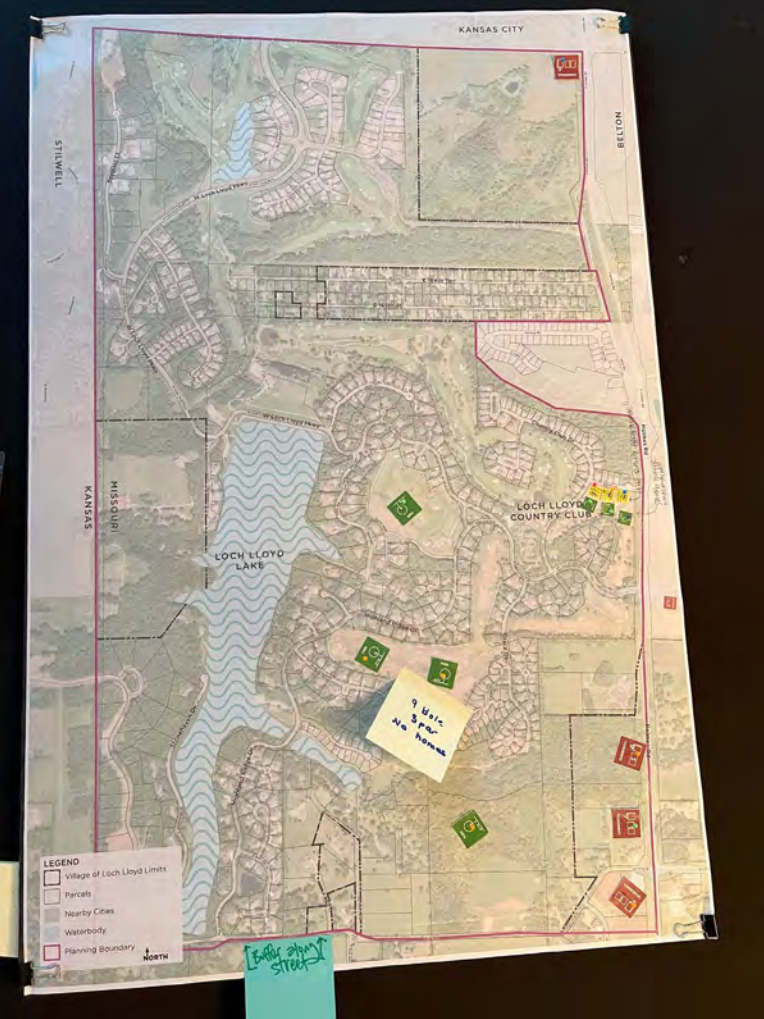
Public Input Review Summary



Session 1

Session 2

Public Input Review Summary



Session 1

Session 2

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03 Next Steps

Next Steps

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