

September 4, 2012

TO: Lake County Planning, Building and Zoning Committee

FR: Brad Denz, Senior Planner
Lake County Department of Planning and Development

RE: Sosynski Subdivision – Vernon Township
Final Plat & Final Engineering

The Sosynski Subdivision is being proposed as a Conventional Single-Family Residential Subdivision under standards contained within the Lake County Unified Development Ordinance. The applicant initiated the subdivision review process in February of 2008. Financial constraints constrained the applicant from completing the subdivision review process punctually. The extension of the subdivision review process is considered a “minor modification” which was granted by staff pursuant to Section 10.7.4.5 of the UDO.

Location: 325-feet west of Elm Road, 575-feet north of State Route 22 in Vernon Township.

Zoning: Estate (E); 80,000 square foot minimum per lot.

Gross Site Area: 5 acres

Number of Lots: 2 residential parcels

Previous Committee

- Action:**
1. On May 6, 2008, the PB&Z Committee granted the following variations for the Sosynski Subdivision:
 - a) A variation from Section 10.4.2.A to allow to allow a private drive to serve up to 7-lots instead of the maximum 3-lots for a private drive.
 - b) Article 10, Section 10.5.14 of the UDO requires an 18-foot pavement width for a private drive. The developer obtained a variation utilize the existing 12-foot pavement width.
 - c) Article 10, Section 10.5.14 of the UDO requires a 33-foot right-of-way width for a private drive. The developer obtained a variation to plat a 12-foot right-of-way width for the private drive.
 2. On November 11, 2008, the PB&Z Committee held the public informational meeting.

**Access and Road
Improvements:**

The lots will take access to Elm road via a private drive.

**Sewage Disposal
and Water Supply:**

The subdivision will be served by private water wells and septic systems.

**Site Capacity & Natural
Resource Requirements:**

Not applicable for a 2-lot subdivision. The site contains floodplains, wetlands, and wetland buffers.

**Endangered Species
Consultation:**

The Illinois Department of Natural Resources has closed the consultation process.

School Contributions:

The developer has entered into a school agreement with Lincolnshire-Prairie View Elementary #103 and Adlai Stevenson High School District #125. The donation amounts for the districts are represented as follows:

Lincolnshire-Prairie View Elementary #103	Contribution amount
3-bedroom	\$7,375.00
4-bedroom	\$11,435.00
5-bedroom	\$14,585.00

Adlai Stevenson High School District #125.	Contribution amount
3-bedroom	\$929.00
4-bedroom	\$1,982.00
5-bedroom	\$1,386.00

**Performance
Assurance:**

A performance assurance in the amount of \$17,624.75.00 has been provided to the Planning Building and Development Department.

Recommendation:

Staff recommends approval of the Final Plat.

Sosynski Subdivsion Review Timeline

