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May 3, 2017

TO: Lake County Planning, Building and Zoning Committee

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

RE: Connor Resubdivision – Vernon Township
Public Information Meeting

In accordance with Section 151.191(B) of the Lake County Code a public information meeting is required for all major and minor subdivisions. The proposed subdivision will consist of 2 lots. Staff has notified property owners in the vicinity of the subdivision in accordance with Section 151.045(G)(2)(a) of the Lake County Code. The Committee's role in the public information meeting is to receive information and public input on the proposed subdivision.

Overview

The Connor Resubdivision is located the west side of Woodbine Circle, an existing public road, approximately 1/3 mile west of Route 21, Vernon Township. The subject property is zoned Residential-1 (R-1), with an average net lot area of 41,632 square feet. The character of the area to the north, south, and east is single family residential zoned R-1, west is a public recreational park in the Village of Vernon Hills. The Connor Resubdivision is being developed as a Conventional Single-Family Residential Subdivision in accordance with the Lake County Code. The applicant is THG Holdings, LLC. This subdivision will be served by public sewer and water.

Easement Alteration

The subject property is part of the "Robert Bartlett's Woodbine Estates Subdivision" platted on August 21, 1947. As part of the original plat of subdivision, the subject property contained a 33 foot wide easement (titled "Subject to Easement for Road"), along the entire southern property line. A telephone easement is overlaid across the length of this same portion of the subject property. It is assumed this easement designation would facilitate a public road to the west, however as the land west of the subject property contains municipal recreational fields, the road easement designation is no longer necessary for access purposes. The "Subject to Easement for Road" designation may be altered by a Minor Modification. The proposal is the eliminate the roadway designation and retain the telephone easement.

Natural Resources

The Lake County Code does not require tree protection for a 2-lot subdivision. The subject property does not contain mapped floodplains or wetlands.

Next Steps

Staff has concluded their initial review of the Final Plat and Final Engineering plans for the subdivision. It is anticipated this Committee will take action on the Final Plat at the next Committee meeting scheduled for June 7, 2017.

Subdivision Summary

Location:	West side of Woodbine Circle, an existing public road, approximately 1/3 mile west of Route 21, Vernon Township.
Zoning:	Residential-1 (R-1)
Gross Site Area:	2.25 acres
Number of Lots:	2 residential parcels
Lot Area:	Average net lot area of 41,632 square feet (excluding easements)
Previous Committee Action:	None
Sewage Disposal and Water Supply:	This subdivision will be served by public sewer and water.
Access and Road Improvements:	Lot 2 will take access from the private drive. Lot 1 will take direct access from Woodbine Circle.
Site Capacity & Natural Resource Protection:	The Lake County Code does not require tree protection for a 2-lot subdivision. The subject property does not contain mapped floodplains or wetlands.
Natural Resource Inventory:	The Natural Resource Inventory report from the Lake/McHenry County Soil & Water Conservation District is pending.
Endangered Species Consultation:	The Illinois Department of Natural Resources has approved the consultation.
School Contributions:	The developer must enter into school contribution agreements with Lincolnshire-Riverwoods Elementary #103 and Adali E. Stevenson High School #125.