

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 Subdivision – Vernon Township

Modifications from the Lake County Code

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 subdivision will be served by public sewer and water.

The developer is requesting the following modifications from the Lake County Code:

Variation Requests

1. Section 151.194(M)(2)(b) of the Lake County Code requires an 18-foot width for a private drive. The applicant requests a modification to allow a 12-foot width for the private drive;
2. Section 151.203(A) of the Lake County Code requires that a performance assurance* be submitted from the applicant prior to final plat approval. The applicant requests a modification to submit a performance assurance at the time of building permit submittal.

The developer's request for the modification is attached to this report.

Recommendation

Modification from pavement width requirement

Staff has no objection to the reduction of the pavement width from 18 feet to 12 feet. The proposed subdivision is being developed as a 2-Lot Conventional Subdivision. The purpose for providing an 18-foot pavement width is to afford a safe access easement for the residents and emergency vehicles. Staff has no objection to the variation request for the following reasons:

1. The private drive will only serve Lot 2.
2. It is highly unlikely the road would be extended west to serve additional developments.

* A performance assurance is a financial document which ensures the proper, safe, and timely installation and maintenance of required subdivision improvements.

3. The requested modification will minimize the impact on existing trees (including two 16" diameter-at-breast-height trees along the south side of the private drive).
4. A 12-foot pavement width would decrease the amount of impervious surface and stormwater runoff to the property and adjoining parcels.

Staff is in receipt of correspondence from the Lincolnshire-Riverwoods Fire Protection District stating no objection to the modification request.

Granting of this modification would not create a negative impact upon the neighborhood nor compromise the public safety, health or welfare, nor be injurious to other property improvements in the neighborhood.

Modification from performance assurance submittal date

The Connor Resubdivision is a Minor Subdivision with a private drive which can only serve newly created Lot 2. This road cannot be extended to the west. The postponement of the installation of the private drive will not have a negative effect upon the adjacent property owners, whereas if the private driveway is installed prior to the permit being issued for Lot 2, the driveway *may* incur damage from heavy construction equipment during the construction of the dwelling.

It is staff's position that in this instance, requiring a financial assurance for a private street that will only function as a driveway for Lot 2 does not serve a practical purpose and the modification should be granted subject to the following condition:

1. The developer shall record a deed restriction with the Lake County Recorder's Office providing that in exchange for not having to post development performance assurances at the time of plat approval the developer agrees that no work will commence on Lot 2 and no building permits, certificates of occupancy or other permits or approvals shall be requested from or granted by Lake County for Lot 2 of the Connor Resubdivision until such time as a performance assurance is provided for construction of the private drive in accordance with the final engineering plans for the subdivision. The amount of the performance assurance will be calculated based upon the costs of the improvements at the time of permit application.