



June 28, 2016

Lake County Central Permit Facility
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TO: Lake County Planning, Building and Zoning Committee
FR: Eric Tooke, Senior Planner
Lake County Department of Planning, Building and Development

RE: Vista Ridge Subdivision – Warren 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 65-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 Vista Ridge Subdivision is located the west side of Hunt Club Road, an existing public road, approximately 1,280 feet north of Gages Lake Road and 1,425 feet south of West Washington Street, Warren Township. The subject property is Residential-4 (R-4), with an average lot area of 10,099 square feet. The character of the area to the north is single family residential, zoned R-4, south is single family residential zoned R-4, west is multi-family residential zoned R-4, and east is single-family residential in the Village of Gurnee. The Vista Ridge Subdivision is being developed as a Conventional Single-Family Residential Subdivision in accordance with the Lake County Code. The applicant is D.R Horton.

The applicant is currently negotiating access via the stubbed Coverstone Drive to the north located with the Gurnee Glen Subdivision (via an access easement agreement through a property owned by AT&T and improved with a telecommunications tower); further, access will also be obtained via stubbed Partridge Lane located within the Hunt Club Meadows Subdivision. This subdivision will be served by public sewer and water.

Natural Resources

An on-site inspection conducted by staff indicated that the property contains young and mature woodlands, floodplain, wetlands, and wetland buffers.

Current Status of Subdivision

Staff has concluded their initial review of the Preliminary Plat and Preliminary Engineering plans for the subdivision. It is anticipated this Committee will take action on the Preliminary Plat at the next Committee meeting scheduled for August 2, 2016.

Subdivision Summary

Location:	West side of Hunt Club Road, an existing public road, approximately 1,280 feet north of Gages Lake Road and 1,425 feet south of West Washington Street, Warren Township.
Zoning:	Residential-4 (R-4)
Gross Site Area:	35.48 acres
Number of Lots:	65 residential parcels
Lot Area:	Average lot area of 10,099 square feet
Previous Committee Action:	None
Access and Road Improvements:	The subdivision is proposed to connect the stubbed Coverstone Drive to the north located with the Gurnee Glen Subdivision (via an access easement agreement through a property owned by AT&T) and will also connect to the stubbed Partridge Lane located within the Hunt Club Meadows Subdivision.
Sewage Disposal and Water Supply:	This subdivision will be served by public sewer and water.
Site Capacity & Natural Resource Requirements:	The site capacity calculations for the Residential-4(R-4) zoning district will allow for 81 lots, however 65 conventional single family lots are proposed. The site contains woodlands, floodplains, wetlands, and wetland buffers. The total land resource protected area provided is 6.34 acres, which includes a large area of woodlands along Hunt Club Road.
Natural Resource Inventory:	Pending.

**Endangered
Species
Consultation:**

Pending.

**School
Contributions:**

The developer must enter into school contribution agreements with
Woodland Community Consolidated School District 50