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MEMORANDUM

August 2, 2016

TO: Lake County Planning, Building and Zoning Committee

FR: Eric Tooke, Senior Planner- Lake County Department of Planning and Development

RE: Vista Ridge Subdivision – Warren Township
Preliminary Plat & Preliminary Engineering Approval

The Vista Ridge Subdivision is being proposed as a Conventional Single-Family Residential Subdivision under standards contained within Chapter 151 of the Lake County Code.

Location:	West side of Hunt Club Road, approximately 1/3 mile south of Washington Street and 1/4 mile north of Gages Lake Road.
Zoning:	Residential-4 (R-4)
Future Land Use Plan:	Residential Single-Family (0.25-1 acre lot density) The proposed subdivision density is consistent with the Lake County Regional Framework Plan.
Previous Committee Review:	On June 28, 2016, this Committee held the required Public Informational Meeting. Questions and concerns raised by the public related to additional trips generated from the subdivision and the impact the new trips may have on ingress and egress into and out of their subdivisions. Two other informational meetings have been held with the residents; one arranged by D.R. Horton prior to the above-mentioned Public Informational Meeting, a second meeting was conducted subsequent to the June 28 th meeting. The goal of the meetings were to informally provide information on the subdivision to the residents, to discuss the development process, and to better understand the residents' issues and how their issues could be addressed in development of the subdivision.

	Staff will continue explore alternatives to mitigate concerns of the residents through the Final Plat stage of the subdivision process.
Gross Site Area:	34.41 acres
Number of Lots:	65 single-family lots
Maximum Density:	2.50 dwelling units per acre is permitted
Lot Areas:	Average size: 10,099 square feet
Access and Road Improvements:	The subdivision improvements will extend two existing stub street connections located in adjacent subdivisions. The northern stub extension of Coverstone Drive located in the Gurnee Glen Subdivision will continue in to Vista Ridge via an access easement agreement through a property owned by AT&T). The southern stub connection will connect Partridge Lane located within the Hunt Club Meadows Subdivision. All streets will be constructed in accordance with Section 151.194 of the County Code and accepted by Warren Township prior releasing the performance assurance for the subdivision. A trail system will be established within Outlot 101 that is accessible to the subdivisions to the north and south through the proposed sidewalk system within the subdivision.
Sewage Disposal and Water Supply:	This subdivision will be served by public sewer and water provided by the Lake County Public Works Department
Site Capacity, Open Space & Natural Resources:	<p>The site capacity calculation for the Residential-4 (R-4) zoning district does allow for 81 lots; 65 conventional single family lots are proposed.</p> <p>The Natural Resource Plan for the subdivision indicates the site contains mature woodlands, floodplains, wetlands, and wetland buffers. The Preliminary Plat and Preliminary Engineering plans indicate the subdivision complies with the natural resource protection standards of Section 151.071 of the County Code which requires the protection of 6.34 acres of natural resources.</p>
Recreational Land:	The Lake County Code requires 3.58 acres of recreational land area be provided in the subdivision. D.R Horton is

	<p>providing 4.65 acres.</p> <p>The total amount of open space provided in the subdivision consists of 10.99 acres. A trail system will be established within Outlot 101 that is accessible to the subdivisions to the north and south through the proposed sidewalk system within the subdivision.</p>
Resource Protection /Natural Resource Opinion:	The McHenry-Lake County Soil and Water Conservation District has submitted its December 22, 2014, report to the staff.
Endangered Species Consultation:	Consultation was completed on July 15, 2016 and is valid for two years.
Engineering Plans:	Staff will authorize the developer to proceed to the Final Plat and Final Engineering stage pending a Preliminary approval from the PB&Z Committee.
School Contributions:	The developer will be required to enter into a school agreement with Woodland School District #50 and Warren High School District 121 prior to Final Plat approval
Recommendation:	Staff recommends the Preliminary Plat for the Vista Ridge Subdivision be approved subject to the applicant addressing any outstanding staff comments prior to Final Plat approval.