

MEMORANDUM

August 30, 2016

TO: Lake County Planning, Building and Zoning Committee

FR: Patrick S. Tierney, Principal Planner/Project Manager
Lake County Department of Planning and Development

RE: Resubdivision of Cottonwood Estates – Antioch Township
Final Plat & Final Engineering Approval

The proposed final plat consists of a resubdivision of Cottonwood Estates initially platted in 2004. It is being developed as Conventional Single-Family Residential Subdivision, and it has been reviewed and approved in accordance with the standards contained within Chapter 151 of the Lake County, Illinois Code of Ordinances.

Location: South side of Miller Road, approximately 0.25 miles west of the intersection of Route 45 and Miller Road.

Zoning: Estate (E)

Gross Site Area: 12.16 acres

Number of Lots: 3 - single-family lots

Maximum Density: 0.45 dwelling units/acre is permitted; 0.25 dwelling units/acre proposed

Lot Areas: Minimum required lot size: 80,000 square feet
Average proposed size: 176,563 square feet

Public Informational Meeting: The Planning Director directed the project manager to conduct the required Public Informational Meeting with the project's Multi-disciplinary team for the project. This meeting was held on December 8, 2015. Two of the applicants, their engineering consultant, and the County Board member representing the area were in attendance; no neighbors attended the meeting.

Access: Lots in the subdivision will take direct access to Miller Road, a publicly dedicated road under the jurisdiction of the Antioch Township Highway

Department. There are no right-of-way dedications or roadway improvements required for the subdivision.

**Sewage Disposal
and Water Supply:**

Each lot will be served by private septic systems and wells

**Natural Resources
& Open Space:**

An on-site inspection conducted by staff determined Lot 1 contains three specimen trees that will need to be protected in the event there is future development of that lot. There are no other natural resources, nor any required open space for the subdivision.

**Endangered Species
Consultation:**

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

Engineering Plans:

The Multi-disciplinary team has approved the Final Engineering plans for the subdivision.

**Impervious Surface
Covenant:**

In exchange for the County's approval of the Resubdivision, without requiring the construction of a stormwater system and associated costs otherwise required by the Lake County Code, the owners have voluntarily agreed to restrict the amount of impervious surface for each lot in the subdivision. A covenant will be recorded with the subdivision citing the rationale for the covenant along with an exhibit identifying the maximum permitted impervious surface area allowed for each lot. This restriction has also been placed on the final plat.

**School
Contributions:**

The developer has entered into private school contribution agreements with Millburn District 24 and Community High School District 117. These agreements will be recorded with the final plat.

The donation amounts for 2016 for the affected districts are represented as follows:

Detached Single-family bedroom count	Millburn District #24	Community High School District #117
3-bedrooms	\$3,288	\$1,630
4-bedrooms	\$4,782	\$2,241
5-bedrooms	\$6,022	\$2,574

Recommendation:

Staff recommends approval of the Final Plat.

Comment:

By way of information, the Lake County Clerk has not signed the Final Plat because the Fiscal Year 2016 taxes have not been paid for Lot 1. Once payment has been made, staff will obtain the Clerk's signature and request the Planning, Building and Zoning Committee Chairman sign the Final Plat. At that time, the document will be recorded per statute.