



Lake County Central Permit Facility
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MEMORANDUM

June 28, 2017

TO: Lake County Planning, Building and Zoning Committee

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

RE: Connor Subdivision – Vernon Township
Final Plat & Final Engineering Approval

The Connor 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 Woodbine Circle, an existing public road, approximately 1/3 mile west of Route 21, Vernon Township.
Zoning:	Residential-1 (R-1)
Future Land Use Plan:	Residential Single-Family Medium Lot (1 to 3-acre lot density) The proposed subdivision density is consistent with the Lake County Regional Framework Plan.
Previous Committee Review:	On May 3, 2017, this Committee held the required Public Informational Meeting in which staff presented an overview of the subdivision and answered questions. At the same meeting, the Committee granted the following modifications: 1) To allow a 12-foot width for a private drive in lieu of the 18-foot requirement; 2) To allow the submission of a performance assurance at the time of building permitting rather than prior to Final Plat approval. June 28, 2017: Committee action on a Minor Modification request.
Gross Site Area:	2.25 acres
Number of Lots:	2 single-family lots
Maximum Density:	0.80 dwelling units per acre is permitted
Lot Areas:	Average size: 41,632 square feet

Access and Road Improvements:	Lot 2 will take access from the private drive. Lot 1 will take direct access from Woodbine Circle.
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:	The Lake County Code does not require tree protection for a 2-lot subdivision. The subject property does not contain mapped floodplains or wetlands.
Resource Protection /Natural Resource Opinion:	The McHenry-Lake County Soil and Water Conservation District has submitted its June 20, 2017, report to the staff.
Endangered Species Consultation:	Consultation was completed on April 11, 2017 and is valid for two years.
Engineering Plans:	Staff has approved the Final Engineering plans for the subdivision.
School Contributions:	The developer has entered into a school agreement with Lincolnshire-Prairie View District #103 and Adlai E. Stevenson High School District #125. The developer has committed to construction of 5-bedroom houses for both lots. The donation amounts for each district are represented as follows:
Lincolnshire-Prairie View District #103	
	Paid Prior to Building Permit
5-bedroom	\$2,147.42
Adlai E. Stevenson High School District #125	
	Paid Prior to Building Permit
5-bedroom	\$2,016.00
Performance & Restoration Assurance:	Pursuant to the subdivision modification approval, a performance assurance in the amount of \$24,055.20 will be provided to the Planning Building and Development Department at the time of building permit submittal.
Recommendation:	Staff recommends approval of the Final Plat.