

June 28, 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
Minor Modification to Alter Easement Designation

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.

Easement Alteration

The subject property is part of the “Robert Bartlett’s Woodbine Estates Subdivision” platted on August 21, 1947. As part of the original plat of subdivision, the subject property contained a 33 foot-wide easement (titled “Subject to Easement for Road”), along the entire southern property line. A telephone easement is overlaid across the length of this same portion of the subject property. It was assumed this easement designation would facilitate a public road to the west, however as the land west of the subject property contains municipal recreational fields, the road easement designation is no longer necessary for access purposes. The “Subject to Easement for Road” designation may be altered by a Minor Modification pursuant to Section 151.192 of the Lake County Code. The proposal is the eliminate the roadway designation and retain the telephone easement.

Recommendation

Modification of Easement Designation

Staff has no objection to modify the roadway easement designation and retain the telephone easement. The north side of the property will be improved with a private driveway and the subject roadway easement along the southside of the property will not be improved to access the property to the west. Moreover, the elimination of this roadway area will provide for additional development space on the lot.