



Lake County Central Permit Facility
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October 31, 2018

TO: Lake County Planning, Building and Zoning Committee

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

RE: Elm Estates Subdivision – Vernon 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 2 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 Elm Estates Subdivision is located the east side of Elm road, approximately ¼ mile north of State Route 22, Vernon Township. The subject property is 4.54 acres, and is zoned Estate (E), with an average lot area of 105,496 square feet. The character of the area to the north, south, and west is single-family residential zoned Estate (E), and east is single-family residential located in the Village of Lincolnshire. The Elm Estates Subdivision is being developed as a Conventional Single-Family Residential Subdivision in accordance with the Lake County Code. The applicant is Icon Builders. This subdivision will be served by public sewer from the Village of Lincolnshire and private water well.

Natural Resources

Wetlands are located on the east and west side of the property. These areas are located in a Deed Restricted Open Space of 3.21 acres. Although the County does not require tree protection for a 2-lot subdivision, the developer has indicated approximately 1.75 acres of wooded area within the DROS will be permanently protected.

Subdivision Summary

Location:	East side of Elm Road, approximately ¼ mile north of State Route 22, Vernon Township.
Zoning:	Estate (E)
Gross Site Area:	4.54 acres
Number of Lots:	2 residential parcels
Lot Area:	Average net lot area of 105,496 square feet

Previous Committee Action:	None
Sewage Disposal and Water Supply:	This subdivision will be served by public sewer from the Village of Lincolnshire and private water wells
Access and Road Improvements:	The lots will be served by a private drive which takes direct access from Elm Road. The Lake County Code requires a private drive right-of-way width of 33-feet and a pavement width of 18-feet. The applicant obtained approval from the County Engineer of the Lake County Division of Transportation to allow a 27-foot right-of-way and a 12-foot pavement width.
Site Capacity & Natural Resource Protection:	The Lake County Code does not require tree protection for a 2 lot subdivision. The subject property does mapped wetlands.
Natural Resource Inventory:	The Natural Resource Inventory report from the Lake/McHenry County Soil & Water Conservation District is approved.
Endangered Species Consultation:	The Illinois Department of Natural Resources has approved the consultation.
School Contributions:	The developer must enter into school contribution agreements with Lincolnshire-Riverwoods Elementary #103 and Adali E. Stevenson High School #125.