

LAKE COUNTY
Investing in People
and Our Communities

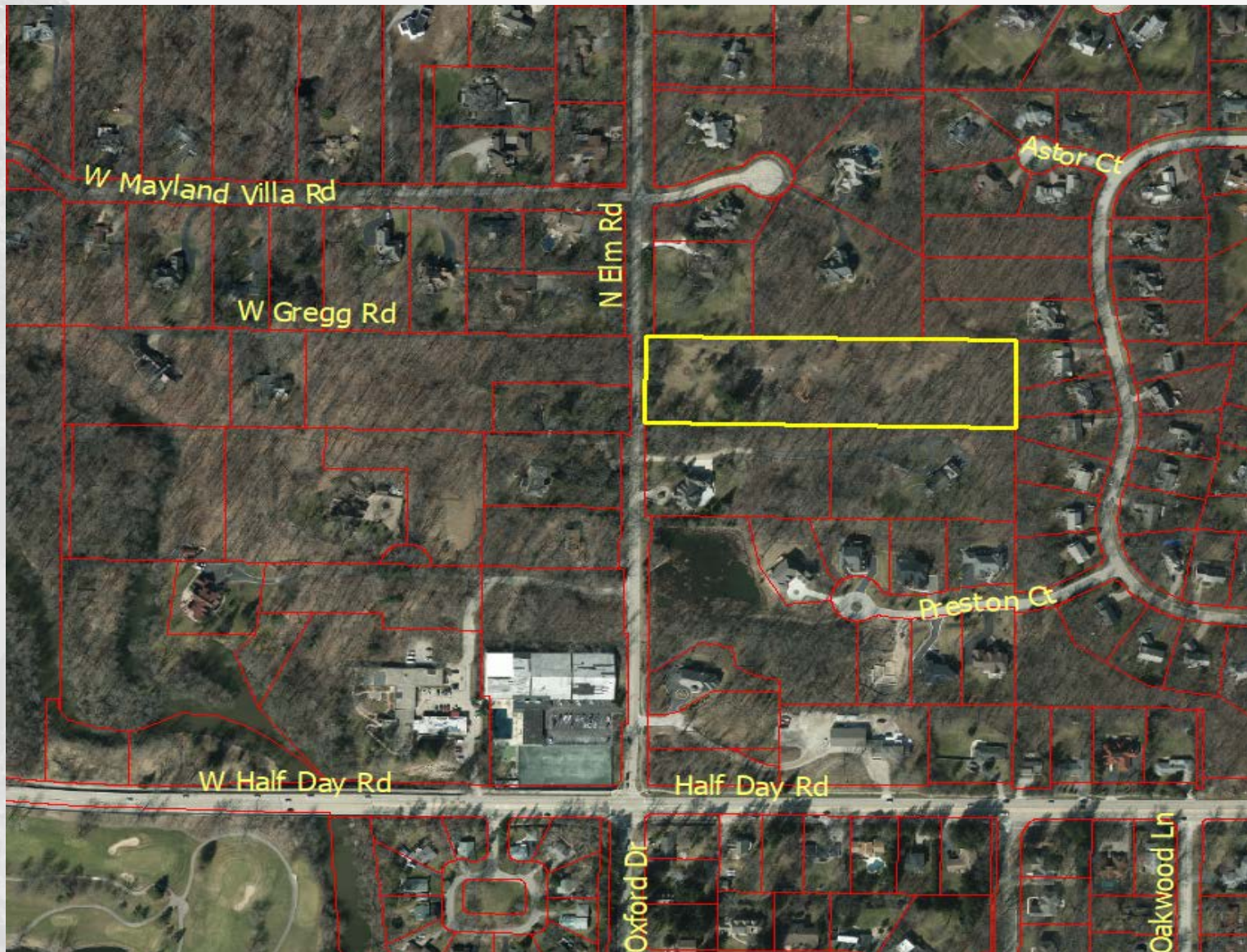
Elm Estates Subdivision
Vernon Township

Public Informational Meeting
October 31, 2018

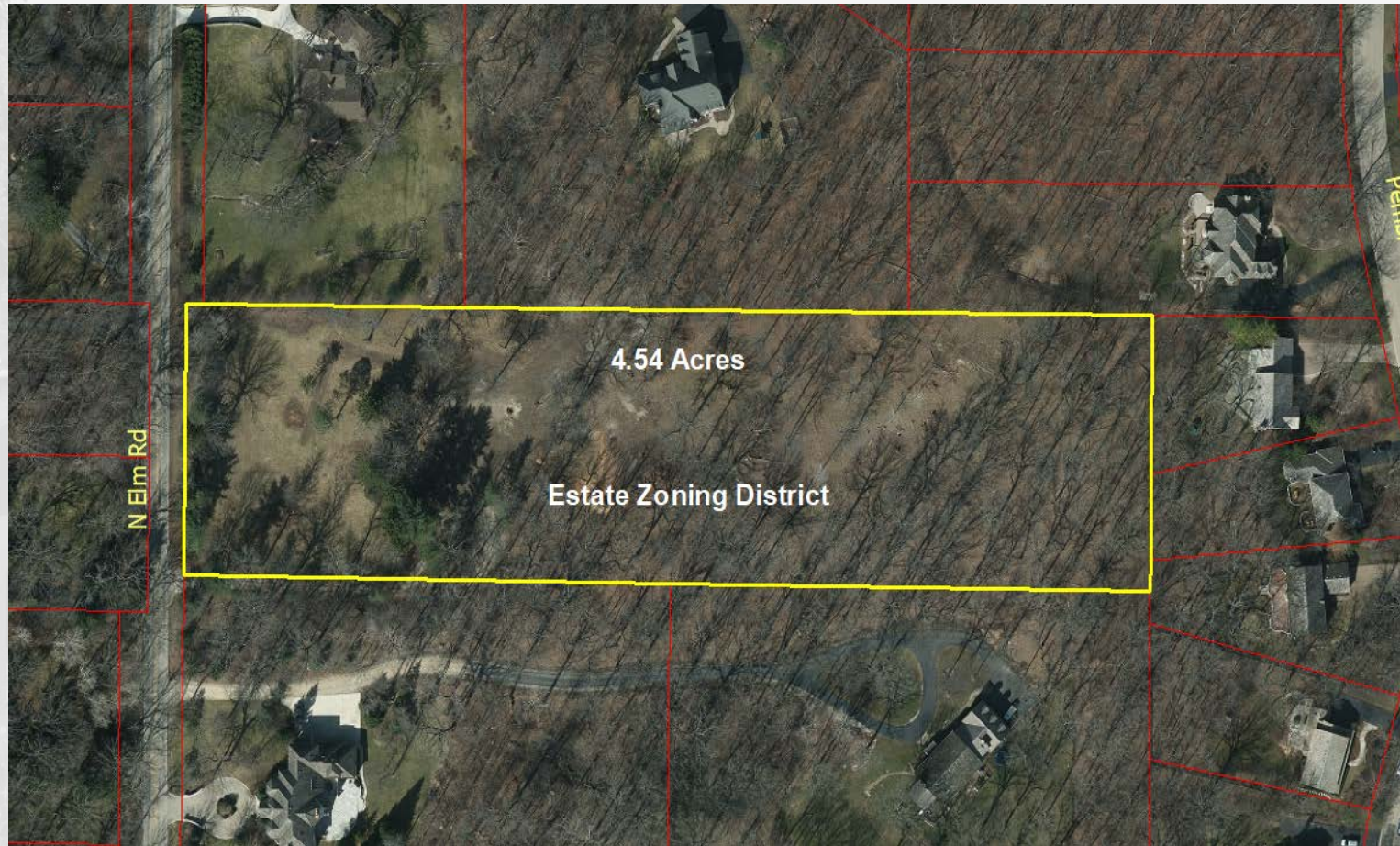
Elm Estates Subdivision Overview

- Applicant is Icon Building Group
- Located in Vernon Township, approximately $\frac{1}{4}$ mile north of State Route 22.
- 2 lots proposed on approximately 4.54 acres

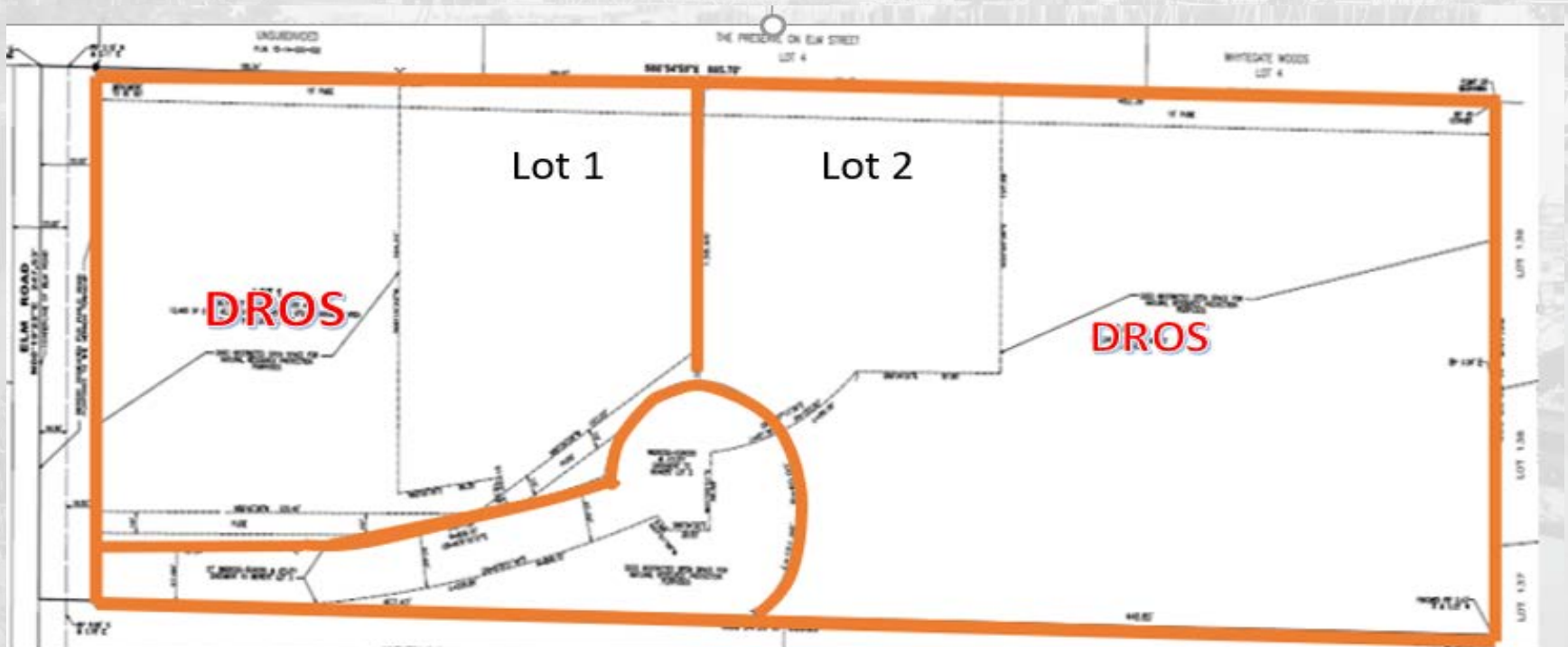
Site Location



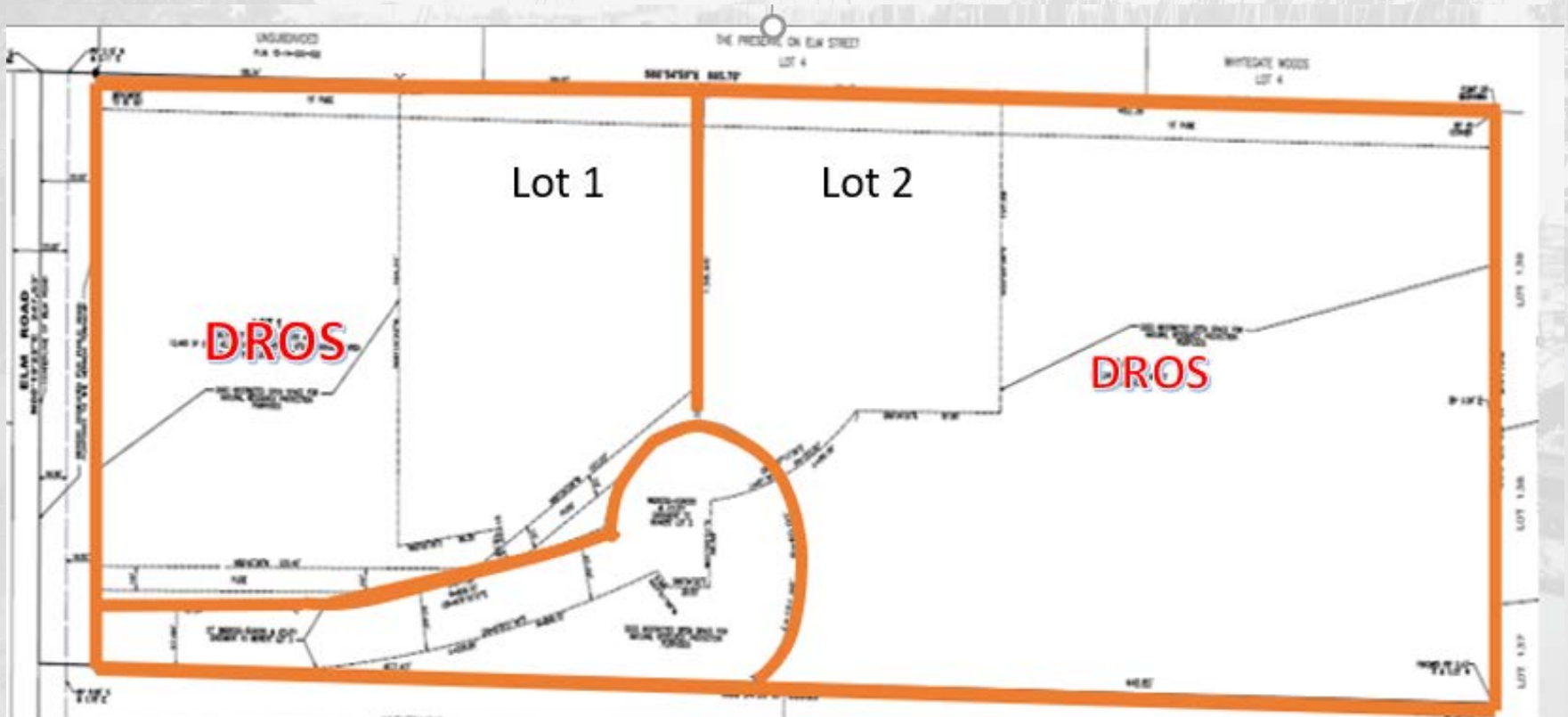
Elm Estate Subdivision



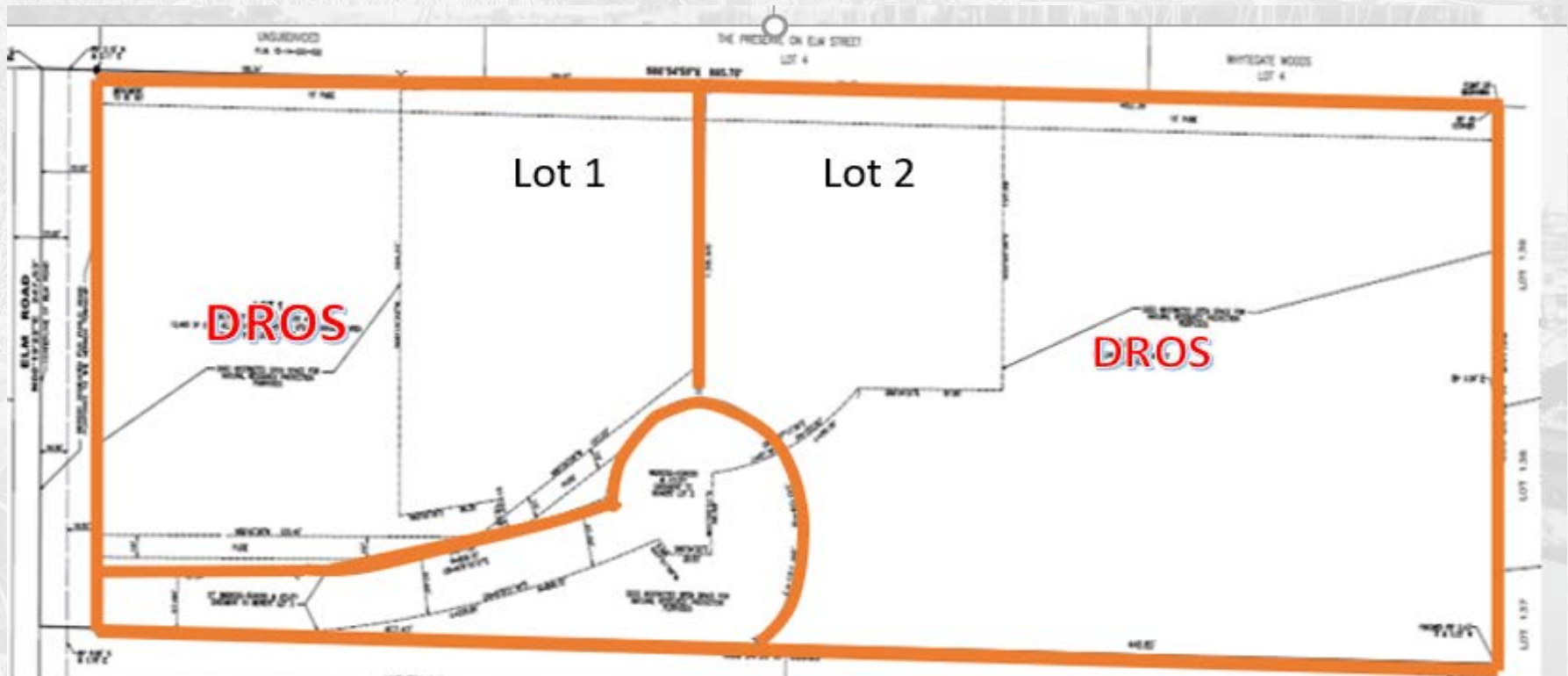
- Proposed 2-lot Conventional Single-Family Residential Subdivision on 4.54 acres.
- Zoned Estate (E) with an average lot area of 105,496 sq. ft (Estate minimum area is 80,000 sq. ft.)
- Both lots will take access from the private drive



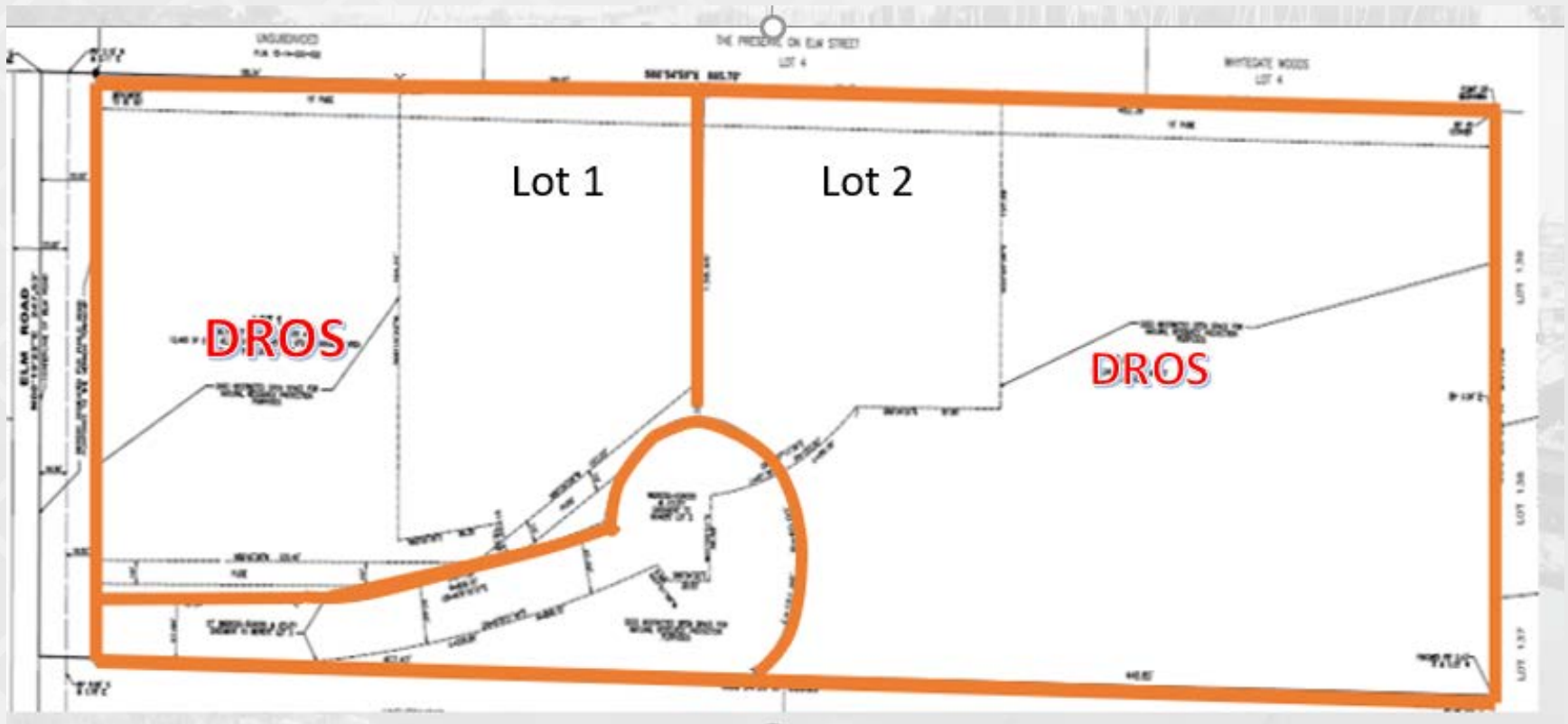
- For the private drive, the Lake County Code requires a 33-foot right-of-way width and a 18-foot pavement width.
- The applicant obtained approval from the County Engineer of Lake County Division of Transportation for a 27-foot right-of-way width and a 12-foot pavement width.



- Wetlands are located on the east and west side of the property.
- These areas are located in a Deed Restricted Open Space (DROS) 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 preserved.



- Building area and improvements will be contained within the center of the subject property, north of cul-de-sac bulb.
- Lots will be served by public sewer from the Village of Lincolnshire and private water well.



Up Next

- Icon Builders – Comments
- Committee Questions & Discussion
- Public Comment