



Lake County Central Permit Facility
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MEMORANDUM

November 7, 2018

TO: Lake County Planning, Building and Zoning Committee

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

RE: Elm Estates Subdivision – Vernon Township
Final Plat & Final Engineering Approval

The Elm Estates Subdivision is being proposed as a Conventional Single-Family Residential Subdivision under standards contained within Chapter 151 of the Lake County Code.

Location:	East side of Elm Road, approximately ¼ mile north of State Route 22, Vernon Township.
Zoning:	Estate (E)
Future Land Use Plan:	Residential Medium-Lot
Previous Committee Review:	1. On October 31, 2018, this Committee held the required Public Informational Meeting.
Gross Site Area:	4.54 acres
Number of Lots:	2 single-family lots
Maximum Density:	0.45 dwelling units per acre is permitted
Lot Areas:	Average size: 105,496 square feet
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.
Sewage Disposal and Water Supply:	This subdivision will be served by public sewer from the Village of Lincolnshire and private water wells.

Site Capacity, Open Space & Natural Resources:	The Lake County Code does not require tree protection for a 2 lot subdivision <u>(nonetheless, deed restricted open space on both lots will preserve approximately 1.75 acres of wooded area)</u> . The subject property does mapped wetlands.
Resource Protection /Natural Resource Opinion:	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.
Engineering Plans:	Staff has approved the Final Engineering plans for the subdivision. The County Engineer has separately approved subdivision modifications to permit waivers of the street light, sidewalk and curb and gutter requirements of the Code to allow more consistency with the character of the surrounding 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.
Lincolnshire-Prairie View District #103	
	Paid Prior to Building Permit
3-bedroom	\$2,467.89
4-bedroom	\$3,863.77
5-bedroom	\$2,863.22
Adlai E. Stevenson High School District #125	
	Paid Prior to Building Permit
3, 4, and 5-bedroom	\$2,310.80
Performance & Restoration Assurance:	The applicant has submitted a performance assurance in the amount of \$39,155.35. The performance assurance verifies the installation of the private drive and environmental protection.
Recommendation:	Staff recommends approval of the Final Plat.