

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )

No. 3515  
Antioch Township

COUNTY BOARD, LAKE COUNTY, ILLINOIS

December 13, 2005

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee presents herewith a Resolution on Zoning Case No. 3515, which consists of the Petition of Curtis and Kelly Flory, record owners, relative to a request for rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District. The Department of Planning, Building and Development recommends the rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District be granted. On the motion to "to approve" the request to rezone from the Agricultural Zoning District to the Residential – 1 Zoning District, the Zoning Board of Appeals vote is 6 "Ayes" and 0 "Nays"; the Planning, Building and Zoning Committee vote is 7 "Ayes" and 0 "Nays".

- o An "Aye" vote on the motion shall operate in favor of the prayer of the petitioner.
- o A "Nay" vote on the motion shall operate against the prayer of the petitioner.
- o A 3/4 (18) affirmative vote is required to approve the rezoning if there is a legal objection on file.

Respectfully submitted,

Aye Nay

<u>Ludovico Martini</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CHAIRMAN		
<u>Pamela O. Ward</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VICE-CHAIRMAN		
<u>James J. Seaver</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Robert Sabouryan</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Steven Martin</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Randall C. Williams</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## RESOLUTION

WHEREAS, a public hearing has been held by the Lake County Zoning Board of Appeals pursuant to the Statutes of the State of Illinois, on the petition of Curtis and Kelly Flory, record owners, relative to a request for rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District for the following real estate, to-wit:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 658.0 FEET SOUTH OF AND 784.84 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF A PRIVATE EASEMENT GRANTED BY DOCUMENT NO. 756376, 551.2 FEET TO THE CENTERLINE OF A CHANNEL; THENCE SOUTHERLY ALONG SAID CENTERLINE TO A POINT 234.6 FEET SOUTH OF THE SOUTH LINE OF SAID EASEMENT, MEASURED AT RIGHT ANGLES; THENCE SOUTH 88 DEGREES 00 MINUTES WEST 20.0 FEET, MORE OR LESS, TO THE SHORE LINE OF A CHANNEL; THENCE SOUTHERLY ALONG SAID SHORE LINE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 2; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT 784.84 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER 633.23 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PINs: 01-02-400-044 and 01-02-400-043

WHEREAS, your Department of Planning, Building and Development duly considered the aforesaid petition and recommends that the rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District be granted; and

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing on the aforesaid petition, has submitted its report thereon to the County Board and its report recommends by a vote of 6 – 0 that the petition for rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District be granted; and

WHEREAS, your Planning, Building and Zoning Committee duly considered the petition and reports aforescribed and recommends by a vote of 7 to 0 that the rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District be granted. Motion by Member Newton, second by Member Mountsier, to grant the petition. Voting "Aye," Members Leafblad, Whitmore, Newton, Sabonjian, Mountsier, Gravenhorst and Martini. Voting "Nay," none.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board, that the request of the Petitioners for the rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District be granted; and

BE IT FURTHER RESOLVED, that the Secretary of said Zoning Board of Appeals be instructed to notify the petitioners as to the action taken by the Board.

STATE OF ILLINOIS        )  
                                  )  
                                  )        SS  
COUNTY OF LAKE         )

COUNTY BOARD, LAKE COUNTY, ILLINOIS

December 13, 2005

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Pursuant to State Statutes and following proper publication of public notice, a public hearing was conducted before the Lake County Zoning Board of Appeals on November 1, 2005, at 1:00 p.m., in the Antioch Township Hall, Lake Villa, Illinois, relative to the petition of Curtis and Kelly Flory, record owners, requesting rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District for the following described real estate, to-wit:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 658.0 FEET SOUTH OF AND 784.84 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF A PRIVATE EASEMENT GRANTED BY DOCUMENT NO. 756376, 551.2 FEET TO THE CENTERLINE OF A CHANNEL; THENCE SOUTHERLY ALONG SAID CENTERLINE TO A POINT 234.6 FEET SOUTH OF THE SOUTH LINE OF SAID EASEMENT, MEASURED AT RIGHT ANGLES; THENCE SOUTH 88 DEGREES 00 MINUTES WEST 20.0 FEET, MORE OR LESS, TO THE SHORE LINE OF A CHANNEL; THENCE SOUTHERLY ALONG SAID SHORE LINE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 2; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT 784.84 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER 633.23 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PINs: 01-02-400-044 and 01-02-400-043

The proceedings of this hearing have been electronically recorded and a tape recording is available for public review at the office of the Lake County Zoning Board of Appeals.

The reports and recommendations received prior to this hearing from the various County Departments and other interested agencies are on file at the office of the Lake County Zoning Board of Appeals. The Board is in receipt of the reports and recommendations from the following agencies, to-wit:

- The Building and Code Enforcement Division;
- The Lake County Health Department;
- The Soil and Water Conservation District of Lake County;
- The Planning and Support Division;
- The Lake County Regional Planning Commission; and
- The Department of Planning, Building and Development

In making its recommendation, the Zoning Board of Appeals has considered and taken into account the following:

- a) The testimony at the hearing;
- b) A site inspection of the property in question;
- c) The recommendations from interested official bodies; and
- d) Standards provided in Section 3.3 of the Unified Development Ordinance

At the close of the hearing of the Lake County Zoning Board of Appeals held on November 1, 2005, after a final review of all evidence and testimony presented, Member Van Erden moved, with a second by Member Koeppen, to recommend the rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District be approved. Voting "Aye" on this motion were Members Koeppen, Morgan, Stimpson, Van Erden, Westerman, and Wilson. Voting "Nay," none. The motion was passed by a vote of 6 – 0.

The Board finds that the request for rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District meets the standards for map amendments contained in Section 3.3 as described below.

**Standard A:** The proposed amendment is consistent with the stated purpose and intent of the Unified Development Ordinance.

**Finding:** The purpose of the Unified Development Ordinance is to protect the health, safety, and general welfare of existing and future residents of the unincorporated area of Lake County by implementing the policies and proposals of the *Framework Plan*, amongst other factors. The proposed rezoning is consistent with the general objectives of the *Plan*, provided that the Health Department approves the density proposed, considering the high water table and the number of septic tanks that would be required.

The subject property is not being farmed. Rezoning the property to allow for development as a low density, single-family residential subdivision is an appropriate use for the property given its environmental constraints and the nearby residential uses. The request is consistent with the purposes and intents of the Ordinance.

**Standard B:** The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition in the area;

**Finding:** The changing condition in the area is the trend towards the development of single-family homes on individual septic systems. Rezoning and subdividing the subject property into R – 1 lots for single-family dwellings is consistent with this continuing trend.

**Standard C:** The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;

**Finding:** There are several small, R – 1 zoned, single-family residential subdivisions in the area. The proposed amendment would allow development compatible with the nearby R – 1 properties based on lot size and density.

**Standard D:** The county and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development;

**Finding:** Public sewer and water are not available to the subject property. A street meeting minimum standards will be required through the subdivision process.

**Standard E:** The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

**Finding:** No substantial adverse impacts will result. The development of this property must comply with all natural resource protection requirements of the UDO, including at least a 100 foot setback from the ADID wetland. Further, the location and design of each septic system must comply with all Health Department requirements.

**Standard F:** The subject property is suitable for proposed zoning classification.

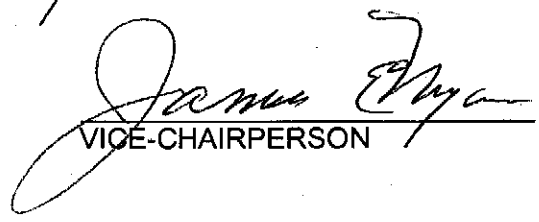
**Finding:** The subject property is suitable for the proposed R – 1 district because it would be compatible with other R – 1 zoned properties in the area, and would be consistent with the trend in the area of increased residential development.

At the direction of the Chairman of the Zoning Board of Appeals, this report is herewith forwarded to your Honorable Body with the recommendation that it be accepted.

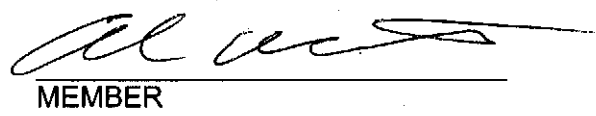
Zoning Case # 3515  
Antioch Township



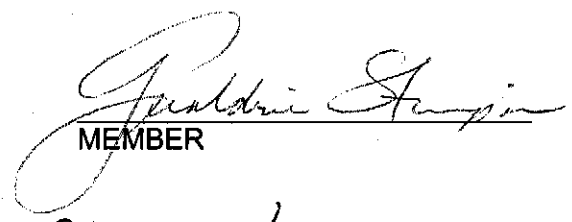
CHAIRPERSON



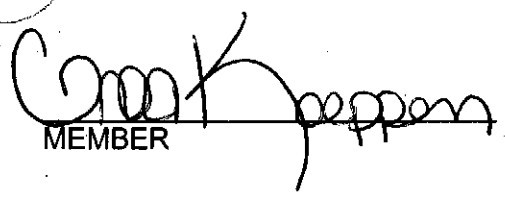
VICE-CHAIRPERSON



MEMBER



MEMBER



MEMBER

MEMBER

MEMBER

Dated this 10th day of November 2005.

## SUMMARY OF TESTIMONY

### ZONING CASE #3515

The Lake County Zoning Board of Appeals conducted a public hearing on November 1, 2005 on the application of Curtis and Kelly Flory, record owners, which seeks rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District. The subject property contains 9.04 acres and is located at 26297 W. Sunset Road, Antioch Township. The following is a summary of the testimony presented:

1. Mr. Glenn Christensen, land planner, presented the request and testified that the purpose for the rezoning is to allow the property to be subdivided into four or five single-family lots. He stated that Mr. and Mrs. Flory, the property owners, were intending to build their home on the property and then develop additional lots.
2. Mr. Christensen further testified the property contains a variety of natural resources including young and mature woodlands, a wetland in the northwest corner of the property, and ADID wetlands on the east. Mr. Christensen stated that he had had a preapplication meeting with staff in January 2005 to go over the preliminary plan for the subdivision. He then described two conceptual plans: one for a conventional R – 1 subdivision of four potential building lots plus an outlot, and the other a conservation R – 1 subdivision with five potential building lots and an outlot. The conservation design was recommended by staff at the January meeting. Mr. Christensen explained that both plans would protect the natural resources by providing deed restricted, common open space owned by the homeowners association.
3. Mr. Christensen further testified that the lots would be accessed by a dedicated cul-de-sac off of Sunset Road. The individual lots would be served by private septic systems and private wells. Mr. Christensen informed the Board that the preliminary soil tests indicated that septic systems could be utilized and he was confident the Health Department would approve septic systems.
4. Mr. Christensen concluded his presentation by stating he felt that the rezoning was compatible with the existing single-family houses that were in the area. He stated his opinion that the property was too small for agriculture; the property had not been used for agriculture in many years as evidenced by the woodlands and old field succession on the property; and that development as a single-family subdivision would reduce the potential for pollutants entering Channel Lake via runoff, relative to what might occur from farming. He stated there is good highway access to the property and a future subdivision can be designed that can comply with all regulations. He reminded the Board that staff recommended approval and that the Regional Planning Commission had also recommended approval by a vote of 10 – 0.
5. Ms. Mary Albert, who resides at 43215 N. Sunset Lane, stated she was opposed to the rezoning. She said the rural character of the area was gradually being lost through development. In her opinion one or two houses would be acceptable, but the proposed subdivision was too dense for the area.
6. Mr. Curtis Flory, the property owner, testified that he intends to live on the property and raise his family there. He stated that of the nine acres, four or five acres would remain wild forever.

## **SUMMARY OF DEPARTMENT AND AGENCY COMMENTS**

### **ZONING CASE # 3515**

#### **Lake County Health Department:**

The Health Department is in the process of reviewing the subdivision through the Staff Review Committee and has no objection to the proposed rezoning.

#### **Soil and Water Conservation District of Lake County:**

The Soil and Water Conservation District identified water quality as its biggest concern due to the amount of grading required for development and the amount of impervious surface area that will be created. Of particular concern is the potential for degrading the ADID wetland. The Agency recommends that the ADID wetland be protected with adequate buffers; and that the potential for flooding of the future homes, the potential for erosion and pollution because of grading and the addition of impervious surfaces, and the water quality habitat of the surrounding areas be considered during the development of the property.

#### **Lake County Planning and Support Services Division (PSS):**

The PSS Division reviewed the proposed map amendment for consistency with the *Framework Plan*. The conclusion of this analysis is that the proposed amendment is consistent with the general objectives of the *Plan*, subject to the Health Department approval of the septic systems needed for the desired density.

#### **Lake County Regional Planning Commission:**

At its meeting of October 18, 2005 the RPC voted 10 to 0 to recommend approval for the proposed map amendment to rezone the subject property from Agricultural to R – 1.

#### **Lake County Department of Planning, Building and Development:**

This Department recommends the rezoning be approved as it meets all the standards required by the UDO. Specifically, the rezoning will allow a low density, single-family subdivision that is compatible with other nearby residential uses, is consistent with the trend of development in the area, and is appropriate given the environmental resources on the subject property; the proposed septic systems and private wells will have to conform to the rules of the Health Department in order to be approved; an approved street meeting the County's standards will be required through the subdivision process; and the rezoning will have no significant adverse impacts on surrounding properties or the environment because the future subdivision must comply with all subdivision and development regulations of the UDO.





Philip J. Rovang  
Director

18 North County Street - 6th Floor  
Waukegan, Illinois 60085  
Phone 847 377 2875  
Fax 847 360 6734  
E-mail [planning@co.lake.il.us](mailto:planning@co.lake.il.us)

**MEMORANDUM**

October 24, 2005

TO: Dennis Wilson, Chairman  
Lake County Zoning Board of Appeals

FR: Robert Mosteller, Deputy Director   
Lake County Department of Planning, Building and Development

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CASE NO: 3515 Rezoning

REQUESTED: Rezoning from the Agricultural Zoning District to the Residential – 1 Zoning District. It is the applicants' desire to subdivide the property into four or five single-family residential lots.

ZBA HEARING DATE: November 1, 2005

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**GENERAL INFORMATION**

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PETITIONERS: Curtis and Kelly Flory, record owners

# OF PARCELS: Two

SIZE: 9.04 acres

ADDRESS: 26297 W. Sunset Road, Antioch IL

EXISTING ZONING: Agricultural

PROPOSED ZONING: Residential – 1

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EXISTING  
LAND USE: Vacant

PROPOSED LAND USE: Single-family residential subdivision of four or five lots, cul-de-sac subdivision road, outlots, deed restricted areas, and private septic systems and private wells

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**SURROUNDING ZONING / LAND USE**

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NORTH: Agricultural / vacant; R - 1 / Single-family houses and vacant lots

SOUTH: R - 1 / Single-family houses and vacant lots; Estate / Single-family house; Agricultural / Wooden Heights Estates Park

EAST: R - 1 / Single-family houses and vacant lots; Open Space / Channel Lake

WEST: Agricultural / Single-family house; R - 1 / Single-family houses and vacant lots

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**COMPREHENSIVE PLANS**

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LAKE COUNTY: Agricultural

MUNICIPALITIES WITHIN 1 ½ MILES: Village of Fox Lake: Low-Density Residential  
Village of Antioch: Not designated

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**DETAILS OF REQUEST**

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ACCESS: Access is via W. Sunset Road

SOIL TYPES: Nappanee silt loam, 2% - 4% slopes (228B)

FLOODPLAIN / WETLANDS: According to the County's GIS, approximately the eastern third of the subject property is in the floodplain and an ADID wetland extends across the entire eastern edge.

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SEWER  
AND WATER:

The proposed single-family residential subdivision will be served with private septic systems and private wells.

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**ADDITIONAL COMMENT**

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This case was presented to the Regional Planning Commission at its meeting of October 18, 2005. The RPC recommends that the rezoning request be granted by a vote of 10 – 0.

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**RECOMMENDATION**

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Staff recommends that the petitioners' request to rezone the subject property from Agricultural to Residential – 1 be approved. In staff's opinion, the request meets the required standards as follows:

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Standard A: The proposed amendment is consistent with the stated purposes and intents of the UDO (Sec. 1.5);

Comment: The purpose of the Unified Development Ordinance is to protect the health, safety, and general welfare of existing and future residents of the unincorporated area of Lake County by implementing the policies and proposals of the *Framework Plan*, amongst other factors. Staff of the Planning and Support Services Division has determined that the proposed amendment is consistent with the general objectives of the *Plan*, provided that the Health Department approves the density proposed, considering the high water table and the number of septic tanks that would be required.

The subject property is not being farmed. Rezoning the property to allow for development as a low density, single-family residential subdivision is an appropriate use for the property given its environmental constraints and the nearby residential uses. Staff of the Development Services Division believes the request is consistent with the purposes and intents of the Ordinance.

Standard B: The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition in the area;

Comment: The changing condition in the area is the trend towards the development of single-family homes on individual septic systems. Rezoning and subdividing the subject property into R – 1 lots for single-family dwellings is consistent with this continuing trend.

Standard C: The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property.

Comment: While there are several small, R – 1 zoned, single-family residential subdivisions in the area, a significant amount of vacant, Agriculturally-zoned land is also present. Considering lot size and density, the proposed amendment would allow development compatible with the nearby R – 1 properties.

Standard D: The county and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development.

Comment: Public sewer and water are not available to the subject property. If the rezoning is approved, a street meeting minimum standards will be required through the subdivision process.

Standard E: The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources.

Comment: No substantial adverse impacts will result. The development of this property must comply with all natural resource protection requirements of the UDO, including at least a 100 ft. setback from the ADID wetland. Further, the location and design of each septic system must comply with all Health Department requirements.

Standard F: The subject property is suitable for the proposed zoning classification.

Comment: The subject property is suitable for the proposed R – 1 district because it would be compatible with other R – 1 zoned properties in the area, and would be consistent with the trend in the area of increased residential development.



# Soil & Water Conservation District of Lake County

100 N. Atkinson Rd., Suite 102-A • Grayslake, IL 60030 • 847-223-1056 • Fax: 847-223-1127  
E-mail: lcswcd@sbcglobal.net Website: www.lakeswcd.org

October 20, 2005

Sheel Yajnik  
Lake County Dept. of Planning and Zoning  
18 N. County St.  
Waukegan, IL 60085

Dear Sheel,

The Board of Directors of the Lake County Soil and Water Conservation District met and reviewed the following petition:

NRI No.:	05-2476
Parcel Location:	General legal description – (Pt. of SW ¼ of SE ¼, Section 2, Antioch Township) and General street location (east of Lake Ave. and N of Rt. 173).
Parcel Pin #:	01-02-400-043 and -044
Parcel Size:	9.04 Acres
Requested Action:	Zoning Change and Subdivision
Governing Unit:	Lake County
Current Zoning:	Agriculture
Requested Zoning:	Residential
Existing Land Use:	Natural Area
Proposed Land Use:	Single family residences
Proposed Utilities:	Individual wells and septic systems

**SUMMARY - NATURAL RESOURCE INFORMATION REPORT**

NRI# 05-2476

Board Review: October 20, 2005

**PARCEL INFORMATION**

Petitioner and Request: Curtis and Kelly Flory; Subdivision and zoning change.  
Parcel Information: 9.04 acres; east of Lake Ave. and north of Rt. 173.  
Governing unit; Parcel Identification No.: Lake County; 01-02-400-043 and -044.  
Current Zoning and Existing Land Use: AG; Natural Area.  
Requested Zoning & Proposed Land Use: R-1; Single Family Residences.  
Proposed Utilities: Individual wells and septic systems.  
Proposed Stormwater Improvements: Wet detention basin and drainage swales.

**IMPORTANT NATURAL RESOURCE FEATURES**

Wetlands: Wetlands; *Buffers and delineation needed.*  
Wetlands located on the parcel in question based on the LCWI: 1.91 Acres - 20.9% of parcel.  
Floodplain Location: Floodplain present; shown on FEMA and Flood of Record maps -  
*Delineation recommended.* Floodplain located on the PIQ based on FEMA: 3.52 Acres - 38.5%.  
Floodplain located on the PIQ based on the Flood of Record: 4.38 Acres - 47.9%.  
Lake Location: Channel Lake is east of the parcel. *Preservation plan needed.*  
Woodlands: Some mature trees throughout site. *Preservation plan needed.*  
Soil Erosion & Sediment Control Plan Needed? YES; highly erodible soils present.  
Watersheds & Subwatersheds: Fox River; Upper Chain-O-Lakes Subwatershed.  
Soil Ratings for Proposed Activities: Severe. *Main limitations: Wetness & Ponding.*

**SOIL INFORMATION**

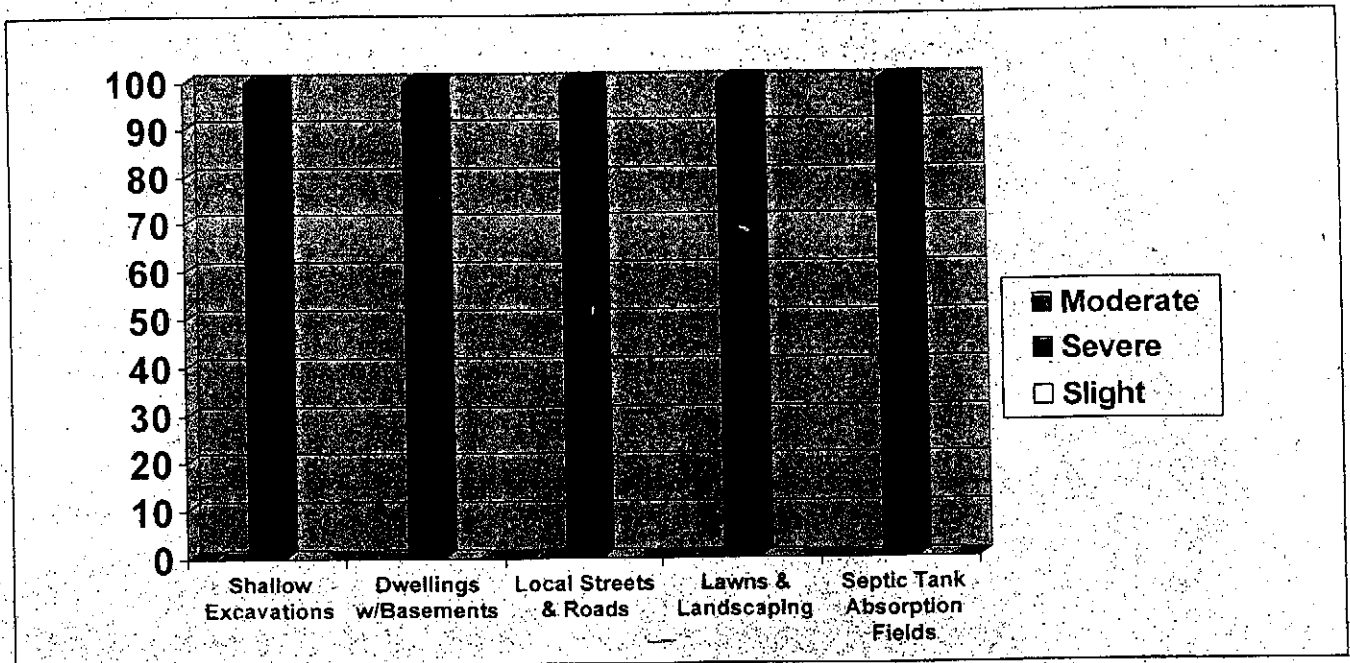
Soil Characteristics Affecting Construction (Percent of total soils):

Highly Erodible Soils  
0.36%

Hydric Soils  
19.8%

Non-Hydric Soils  
With Hydric Inclusions  
0%

Soil Limitations



For a detailed description of each concern and specific recommendations, please refer to the following report.

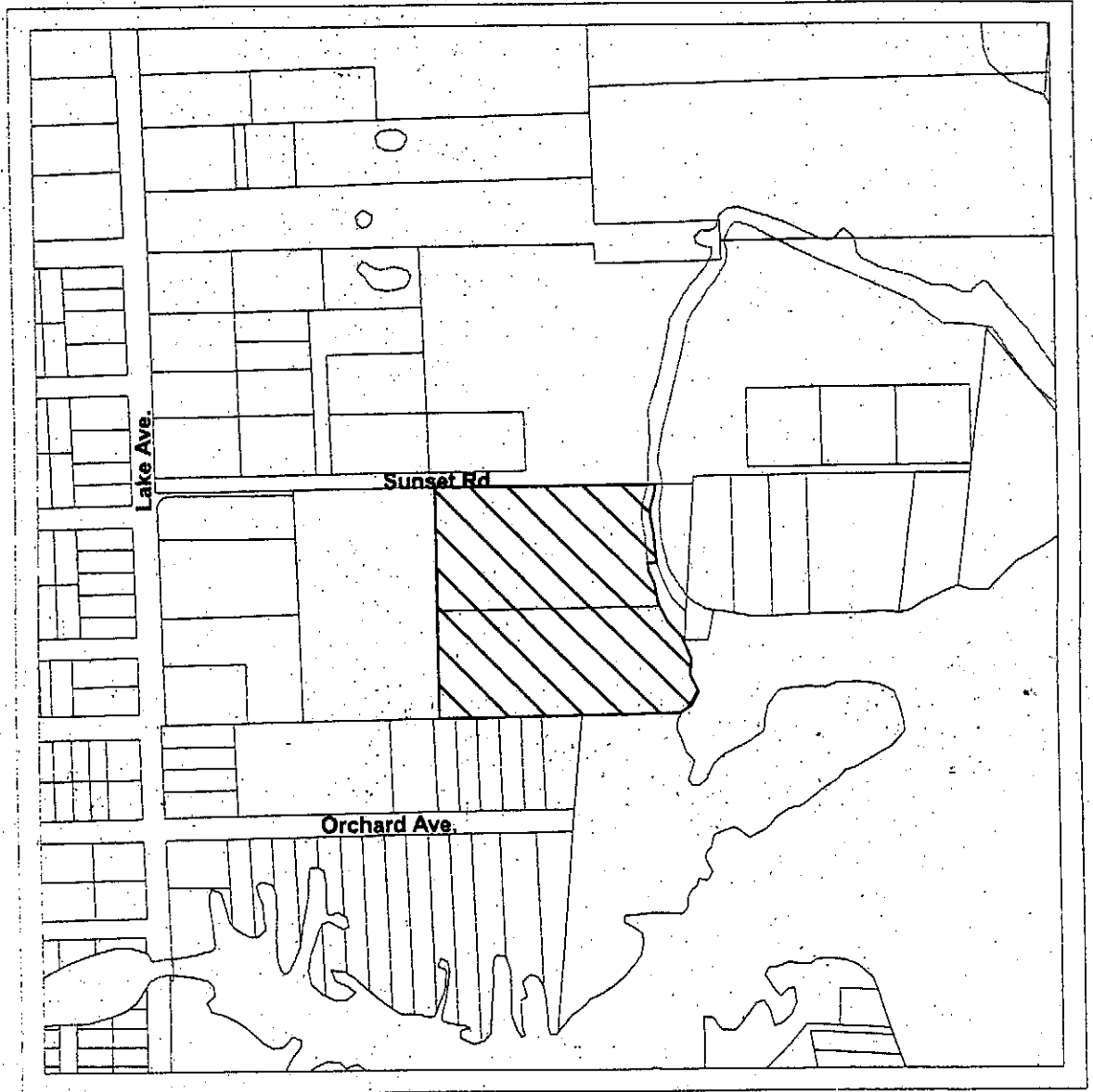
**Special Note of Concern:** This development is proposed within an area that, according to all available information, contains high quality wetlands. We highly recommend that the potential for flooding of the homes in the development and the possible increased flooding potential of the surrounding areas be carefully scrutinized along with the other concerns raised in this report. Please read this report thoroughly, and feel free to contact the District for further clarification of any of the itemized concerns.

This development is proposed within an area that, according to all available information, contains many natural resource concerns and future impacts.

- 1) The PIQ contains highly erodible soils (3.9%) and hydric soils (19.8%). Erosion **WILL** occur, adding pollution (sediment & debris) into the low lying floodplains, wetland and lake habitats.
- 2) **NO** debris, soil, or any fill materials should leave their location and enter the floodplains and wetlands. It will be extremely difficult to control the erosion with this mass amount of grading. Therefore, the District recommends that this development be constructed in phases, done by priority.
- 3) **Phasing** - The plan should be phased in workable units in a construction sequence so that only the area actively being developed is exposed. All the other areas should have good vegetative cover. The first phase should be adjacent to the high quality natural resources.
- 4) **Water quality** is the biggest concern on this site because of the existing high quality wetlands and the complexes extending from these areas. These areas are all hydrologically connected and have to be protected so they will not degrade on site and the downstream areas. The hydrology on this parcel will change and degrade immensely during construction and after completion, because of the amount of impervious surface that will be built.
- 5) Many mature woodlands exist throughout the property. These areas need to be protected with buffer; they can be used as parks and/or open space. Currently there is **NO** preservation plan or any indication that a tree survey has been performed; so that leaves us with the assumption that they will be taken down and built on.
- 6) **Sequencing** - Install all perimeter controls properly; most importantly install all sediment trapping measures to the appropriate areas. Stabilize the construction entrance with gravel and filter fabric. Begin mass grading (preferably in phases). **Apply maintenance continually to all soil erosion and sediment control measures until the site is stabilized and compliant.** Is there any evidence of sediment leaving off-site, affecting downstream areas? When the time is appropriate, all temporary control structures that are no longer necessary will need to be removed. Also, all control structure repairs and sediment removal will need to be done.

We highly recommend that the potential for flooding of the homes and properties in the development and the possible increased flooding potential, erosion/pollution potential and water quality habitat of the surrounding quality areas be carefully scrutinized along with the other concerns raised in this report. Please read this report thoroughly, and feel free to contact the District for further clarification of any of the itemized concerns.

The 9.04-acre Parcel in Question (PIQ) is on Sunset Rd., north of Rt. 173 and east of Lake Ave. in the County of Lake (Figure 1). The surrounding land uses include residential and natural areas (Figure 2).



**Zoning Board of Appeals  
Case# 3515**

**Antioch Township**