

**Plan Commission Meeting – October 8, 2025
Agenda Item 3**

**480 Saunders Road
4 – Lot Subdivision**

Staff Report
Vicinity Map
Air Photo
Minutes from Previous Commission Considerations
 Excerpt – February 8, 2023 Commission Meeting
 Excerpt – March 8, 2017
 Excerpt – September 20, 2017

Materials Provided by the Petitioner

Application
 HOA Incorporation Documentation
Plat of Subdivision
Survey – Existing Conditions
Grading and Utility Plan
Pond and Berm Grading Plan – Enlarged
Landscaping Plan – Outlot
Landscaping Plan – Outlot Enlarged

*Materials shown in italics are included in the Commission packet only.
A complete copy of the packet is available from the Community Development Department.*



**STAFF REPORT AND RECOMMENDATION
Saunders Estates Subdivision – Tentative and Final Plat**

TO:	Chairman Pasquesi and Members of the Plan Commission
DATE:	October 8, 2025
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	Request for Re-Approval of the Tentative and Final Plat for the Saunders Estates 4 – Lot Subdivision

OWNERS

CCCT, LLC
Todd Polcyn (25%)
Chuck Cerniglia (25%)
Craig Cerniglia (25%)
Chris Cerniglia (25%)
151 Eastern Avenue
Bensenville, IL 60106

PROPERTY LOCATION

480 Saunders Road
West side of Saunders Road, South of
Route 60, East of the Tollway

ZONING

R-3 Single Family
Residential District

REPRESENTATIVES

Todd Polcyn, Owner
Don Fielding, Engineer
Greengard Engineering

Summary of the Request

This is a request for a recommendation in support of approval of a 4-lot subdivision, the Saunders Estates – Lake Forest Subdivision. The parcel proposed for subdivision totals 5.47 acres and is located on the west side of Saunders Road, west of Conway Farms Drive, south of Route 60 and east of the Illinois Tollway.

Activity to Date on this Petition

This petition is unusual in that this subdivision was previously considered by the Plan Commission in 2017 and again in 2023 after expiration of the 2017 approvals. Based on recommendations in support of the petition, the City Council also approved the subdivision. The City Code requires that all final conditions of approval must be satisfied, and the plat recorded within 12 months of the date of the Council's final approval. The owners and developers of the property did not proceed with finalizing the subdivision due to economic and market demand, and for other personal reasons. The plat of subdivision was never recorded with Lake County, and the property today remains unsubdivided.

Staff understand that there are now one or more developers interested in purchasing the property once the subdivision is completed, after final approvals are re-issued, all applicable fees are paid, and the plat creating four buildable lots is recorded with the County. Because the prior approvals have

expired, the petition must cycle back through the Plan Commission and City Council. Although the zoning provisions relating to lot size and configuration have not changed since the previous reviews in 2017 and 2023, some of the stormwater regulations have been updated. The developer has updated the engineering plans based on the current regulations and the City Engineer has completed his review and recommends Plan Commission approval. The overall subdivision plan has not changed since the previous approvals.

Background

Subdivisions are normally considered through a two phase process. As noted above, this subdivision has been previously approved. Given the previous approvals which have since expired, and the multiple reviews to date by City staff, a combined tentative and final approval is recommended at this time. Combined approval is also appropriate because no public improvements are required as part of the proposed subdivision. No new public or private roads are proposed, and public water and sanitary sewer mains are already in place along Saunders Road and available for extension to serve the four buildable lots.

Description of the Property and Surrounding Area

The Saunders Road area, including the property that is the subject of this petition, was annexed to the City of Lake Forest in phases between 1998 and 2004. Concurrent with annexation of the area to the City, the R-3 Zoning District was applied. This area is not covered by the Historic Residential and Open Space Preservation Overlay District.

The driving force behind the annexation of this area to the City in the late 1990's and early 2000's was a desire on the part of the property owners for City water and sanitary sewer due to the poor quality of well water. Today, both water and sewer mains are in place in Saunders Road and are available to existing and new development in the area. The water and sewer mains were installed by the City after the property owners in the area voted in support of establishing a Special Service Area (SSA) which allowed the cost of the new infrastructure to be spread over a 20 year period and added to the property tax bills. The SSA payments have been completed.

There are 16 properties in the Saunders Road area most of which are approximately five acres in size. The area is characterized by single family homes on large lots. Since the water and sewer mains were installed, several property owners and developers have talked about subdivision of parcels in this area; this subdivision will be the to move forward. Additional subdivisions in this area are anticipated.

The property now proposed for subdivision was previously developed with a single family home, garage, outbuilding, pool and a pool house. The house was unoccupied for a number of years and ultimately became a health and safety hazard, and an attractive nuisance. The structures were removed from the property due to numerous Code violations prior to consideration of subdivision of the property in 2017. Evidence of the removed structures and some of the hardscape is still visible on the property, however, the property as it stands today is a vacant, developable property.

Beyond the Saunders Road neighborhood, the Conway Farms residential subdivision is located generally to the east and south of the site. As noted above, access to the Saunders Road area is from Conway Farms Drive. Although Saunders Road appears to extend north to Route 60, beyond a guard rail, the public right-of-way does not extend to Route 60. The portion of what appears to be

Saunders Road extending to the north was vacated a number of years ago and is private property, part of the parking lot and on site circulation for the 100 and 150 Saunders Road office buildings.

Proposed Subdivision

As noted above, a subdivision of four lots is proposed. The lots all comply with the requirements of the R-3 District with the exception of the lot to depth ratio as discussed below. The proposed parcels range in size from 40,000 to 45,130 square feet with three of the four lots very close to 40,000 square feet, the minimum lot size permitted in the R-3 zoning district. Lot 4, the northernmost lot in the subdivision, is the largest lot. Each property meets or exceeds the minimum lot street frontage requirement of 125 feet.

An Outlot is located along the west portion of the property and totals 73,050 square feet, about one and a half acres in size. The Outlot provides for the required stormwater detention consistent with the Lake County Watershed Development Ordinance and accommodates most of a large berm that exists on the property today. Portions of the berm also encroach on to Lots 3 and 4. The berm was constructed on the northwestern portion of the property by a previous owner to provide a buffer from the Tollway. The berm will be retained on the site, with some minor modification, to continue to serve as a buffer to the larger area and to the new homes that will be constructed on the four lots created by this subdivision. The Outlot will be in the common ownership of the Homeowners' Association and maintenance of that parcel will be the ongoing responsibility of the Association.

Staff Analysis

A summary of key aspects of the proposed subdivision is provided below. The plat of subdivision and engineering plans are included in the Commission's packet.

Compliance with the R-3 Zoning District

The R-3 Zoning District permits single family residential lots with a minimum size of 40,000 square feet, slightly less than an acre which is 43,560 square feet. This district requires a minimum lot width of 125 feet; all of the lots meet this requirement. The buildable area on R-3 lots must be setback minimum distances from the property lines: 40 feet from the front property line, 40' from the rear property line and 15' from side property lines. The minimum lot size and setback requirements are met on the plat of subdivision.

Per the Code, the ratio of lot width, measured at the front setback line, to lot depth, is not permitted to be more than 1:2. The proposed lots exceed this ratio; however, the deeper lots on this site are justified due to the adjacency to the Tollway and overall configuration of the property. The required lot to depth ratio could be achieved by reducing the depth, or length of the lots, and increasing the size of the Outlot. However, in this particular situation, compliance with the ratio is outweighed by the specifics of this site. In many developments, outlots are visible from the streetscape or add to the general sense of open space in a subdivision, in this case, the Outlot is located behind the lots and is not visible and serves not only to meet the detention requirements, but also to buffer the future homes on this site from the Tollway to the extent possible.

The Code also requires a minimum buildable area of 15,960 square feet for lots in the R-3 district. As proposed, the building areas on the lots range from 22,601 square feet to 26,094 square feet, exceeding the Code requirement and providing flexibility in siting homes and hardscape. Finally, the Code requires lot lines to be "generally straight and not irregular". The Code does not prohibit diagonal lot lines.

Lot Size

As noted above, each of the four lots meets or exceeds the minimum lot size of 40,000 square feet. The location of this property, at the edge of the community, is adjacent to the Tollway, and given the fact that there are not wetlands or large wooded areas on the site to preserve, the lots as proposed are appropriate for this site and consistent with the Code. The larger lots provide the opportunity for significant plantings on the individual lots if desired by the homeowners, to provide additional sound buffering and visual screening from the lights of the Tollway to the west.

New Construction

The lots as proposed will accommodate homes of about 5,000 square feet, plus an additional 800 square foot allowance for a garage. The lot sizes will provide ample space for outdoor amenities, patios, pools, gardens and trees.

Stormwater Drainage

Water on this site drains to the southwest. To accommodate stormwater runoff, a dry detention area is proposed. The City's standard practice is to require a detention pond, rather than a dry detention area, because at times, a dry detention area can appear swampy or muddy if it is not planted with proper vegetation. In the case of this development, the proposed dry detention area does not have visibility from the streetscape and is not a prominent feature of the overall neighborhood. Based on the factors specific to this development, a dry detention area is a reasonable solution.

As noted above, the property owners within the development will be responsible for maintaining the Outlot on which the detention and berm are located. Declarations of Covenants will be established and recorded with the subdivision and a Homeowners' Association must be established to provide a mechanism for carrying out the responsibilities related to the Outlot.

Wetlands

Based on a statement submitted by the petitioner's certified wetlands specialist, there are no wetlands on the site.

Availability of Utilities and Public Streets

Public streets and public utilities; water and sanitary sewers, are available to provide service to the four new houses in this subdivision.

As noted above, this property was previously developed with a large single family home and outbuildings which have all been removed, a total of four new homes is proposed by this subdivision. The addition of four single family homes to this neighborhood, one of which essentially will replace the home previously located on this site, will not generate traffic beyond that which can be accommodated by the adjacent public streets.

Preservation of the Streetscape and Significant Trees

An updated tree survey was submitted by the petitioner and was reviewed by the City Arborist in combination with an on site inspection. The Arborist identified 11 significant trees on the site that are worthy of consideration for preservation and protection. The key trees identified are listed below:

Tag #240 -30: Bur Oak

Tag # 241 – 20" Kentucky Coffee Tree

Tag #258 – 17” Black Walnut

Tag # 266 – 20” Black Walnut

Tag# 288 – 14” Bur Oak

Tag #1507 – 15” Honey Locust

Tag #250 – 40” Bur Oak (The roots of this tree are covered by the existing driveway, and it may be impacted by removal of this surface however, this is the most significant tree on the site.)

As individual lots are developed, consideration should be given to siting homes, driveways, and hardscape in a manner that protects and preserves the significant trees to the extent possible. A tree protection plan, with pre and post construction treatments detailed, will be required as part of the permitting process for the portions of the site that will be impacted by the grading and installation of utility service lines. The remaining trees and vegetation on the property are not significant.

Public Notice

Public notice of this hearing was published in a newspaper of local circulation and was mailed by the City to residents and property owners in the surrounding area. The agenda for this meeting was posted at four public locations and on the City’s website. No response to the public notice was received by staff as of the date of this writing.

Staff Recommendation

Recommend approval of the tentative and final plat of the Saunders Estates – Lake Forest Subdivision to the City Council subject to the following conditions of approval.

Prior to Recording the Plat of Subdivision, the following conditions shall be met to the satisfaction of the City Engineer, City’s Certified Arborist and the Director of Community Development.

1. The final plat of subdivision, final engineering plans, any required approvals from outside agencies, and all corresponding documentation shall be subject to approval by the City Engineer and Director of Community Development.
2. Upon final approval, two mylar copies of the plat of subdivision with all required owners’ and the surveyor’s signatures shall be submitted to the City for recording with Lake County.
3. All applicable fees shall be paid in full prior to recording the plat of subdivision.

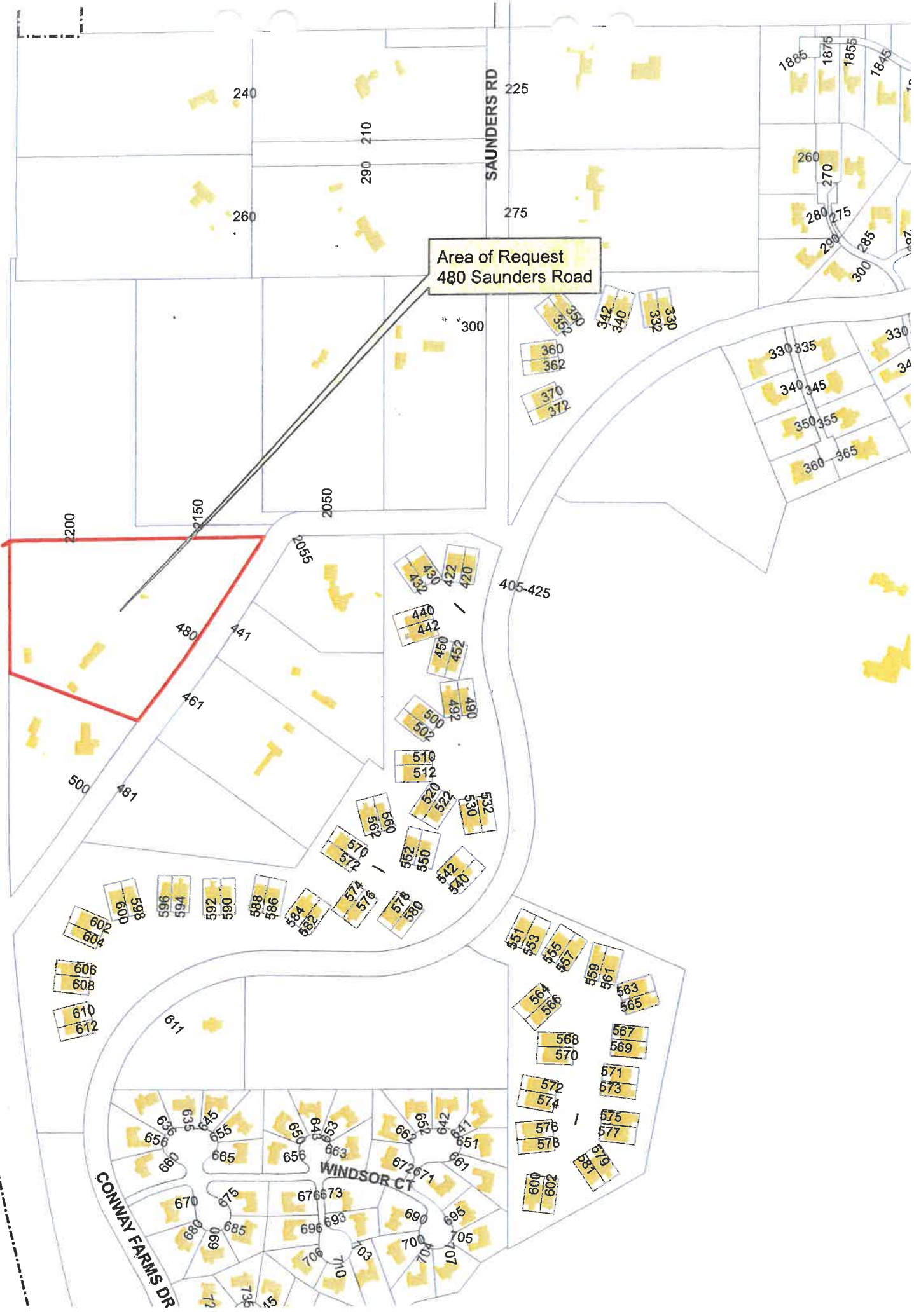
Prior to grading and the installation of utilities:

4. A final tree removal and tree preservation plan shall be submitted for review and approval by the City’s Certified Arborist. The plan shall include a pre, during, and post construction plan for protection of the trees identified for preservation.
5. A final landscape plan shall be submitted and will be subject to the review and approval of the City Arborist and shall reflect plantings proposed on the Outlot, in the area of the detention basin and on the berm. The plan shall also detail proposed streetscape plantings consistent with the requirements for street trees as part of development of a new subdivision.

Tree removal and landscaping on the individual lots will be considered at the time development of each lot is proposed.

6. A Subdivision Agreement between the developer and the City shall be completed and signed by both parties and the required financial guarantees posted.

N194



Area of Request
480 Saunders Road

CONWAY FARMS DR

WINDSOR CT

SAUNDERS RD

N 194

N 194

WOODLAND LN

SAUNDERS RD

Area of Request
480 Saunders Road

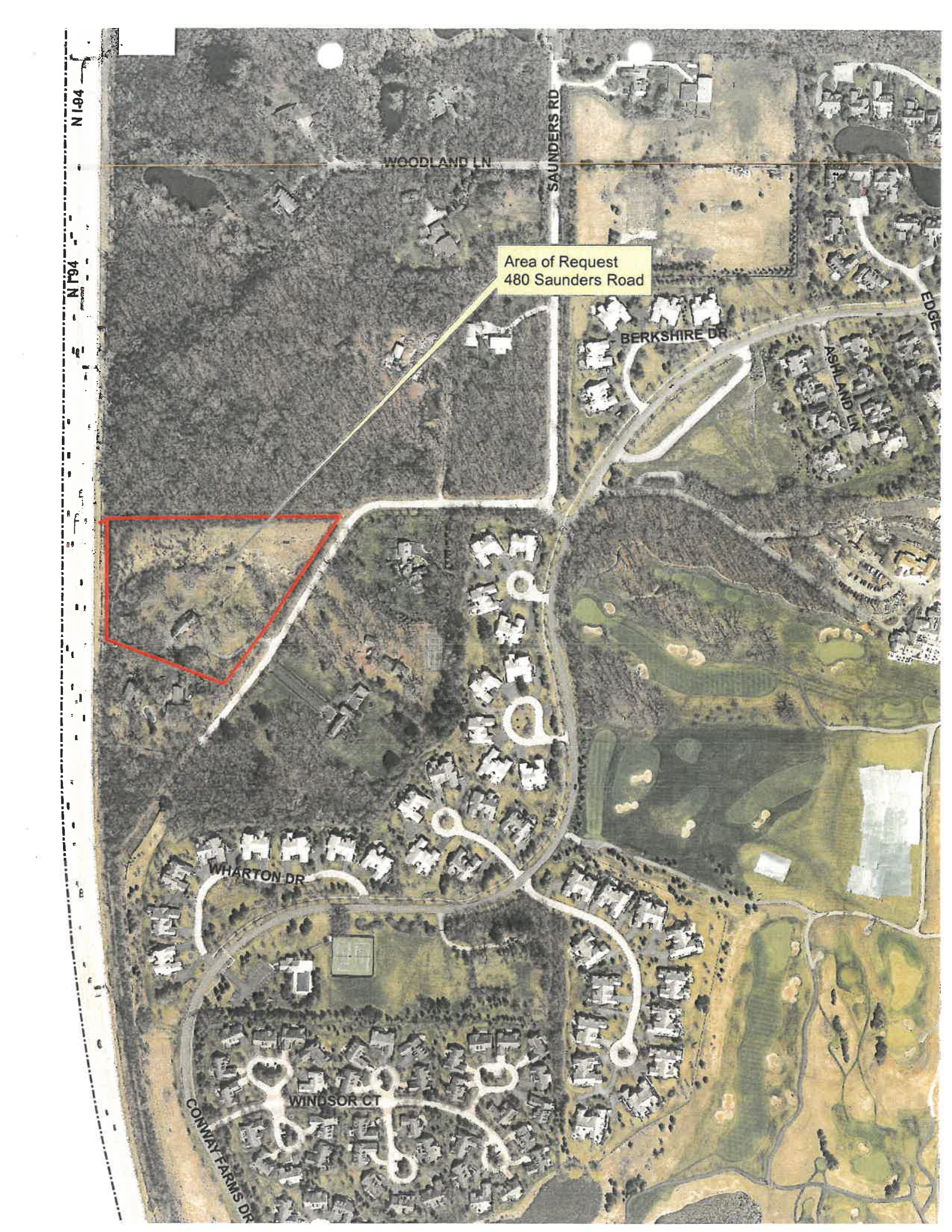
BERKSHIRE DR

ASHLAND LN

WHARTON DR

WINDSOR CT

CONWAY FARMS DR



N 194

SAUNDERS DR

Area of Request
480 Saunders Road



WOODWARD CT

WHARTON DR

STOCKBRIDGE CT

Excerpts of Minutes from Previous Plan Commission Meetings

Excerpt
The City of Lake Forest
Plan Commission
Proceedings of the February 8, 2023 Meeting

A meeting of the Lake Forest Plan Commission was held on Wednesday February 8, 2023, at 6:30 p.m.

Commission members present: Chairman Dixon and Commissioners Jamie Moorhead, Louis Pickus, Mark Pasquesi, and Barrett Davie

Commissioners absent: Commissioner Stephen Douglass (one position vacant)

Staff present: Catherine Czerniak, Director of Community Development

3. Consideration of a request for a recommendation in support of a tentative plat of subdivision for the Saunders Estates Subdivision proposed on property located at 480 Saunders Road.

Property Owner: CCCT, LLC (Todd Polcyn 25%, Chuck Cerniglia 25%, Craig Cerniglia 25\$, and Chris Cerniglia 25%)

Representative: Todd Polcyn, owner

Chairman Dixon asked the Commission for any conflicts of interest or Ex Parte contacts. Hearing none, he invited a presentation on the petition.

Ms. Czerniak informed the Commission that she had just learned that due to a last minute conflict, the petitioner is not able to attend the meeting. She stated that since this petition involves reconsideration of a subdivision that was previously reviewed and approved by the Plan Commission and City Council, if the Commission desires, the hearing could move forward without the petitioner present.

Chairman Dixon, with the consent of the Commission, asked staff to present a brief overview of the petition.

Ms. Czerniak stated that in 2017, final approvals for the Saunders Estates Subdivision were granted. She noted however that the petitioner never proceeded with submitting the final plat to the City for recording with the County to establish the lots. She stated that the Code requires that a final plat must be presented to the City for recording within a year after final approvals are granted. She explained that the requirement is to assure that if any regulations change, the development is reviewed based on the current applicable regulations. She noted that prior to recording a plat, all fees, including impact fees which are substantial, must be paid to the City by the petitioner. She noted that the housing market in 2017 likely factored into the petitioner's delay in presenting the plat for recording. She stated that the petitioner is now interested in offering the lots for sale and in order to do that, the subdivision must be re-reviewed and

re-approved by the City, and the plat must be recorded. She stated that since the approvals in 2017, Lake County has revised the rainfall tables in response to the heavier storms that are more frequently occurring in the area. The City Engineer requested that the engineering plans for the subdivision be reviewed and as appropriate revised to reflect the new rainfall tables. She stated that any resulting changes to the drainage and grading plan will be minor and noted that the number, size, and shape of the lots remain the same as those reflected in the subdivision plat approved in 2017. She noted that the property proposed for subdivision is located at the far west edge of Lake Forest, just east of the Tollway, west of Conway Farms, and south of the office buildings on the south side of Route 60. She noted that there are a number of five acre parcels in the Saunders Road area which have potential for future subdivision. She stated that about 20 years ago, residents in the area approached the City requesting the extension of City water and sanitary sewer to the area. She explained that in response, the area was annexed to the City of Lake Forest and City services were extended to the area. She stated that some of the existing homes in the area connected to City services and noted that the extension of City services to the area made further development possible such as the subdivision now proposed. She reviewed the proposed subdivision noting that four lots are proposed, and all meet or exceed the minimum lot size of 40,000 square feet. She stated that all of the proposed lots have frontage on Saunders Road. She noted that the lots do not adhere to the required lot width to depth ratio specified in the Code, noting that the lots are elongated. She stated that in the case of this subdivision, the elongated lots appear to be justified because of the configuration of the existing property, the existing berm which will be preserved and enhanced as a buffer from the Tollway, and because the elongated lots allow the homes to be sited further away from the Tollway providing large back yards which could be planted with trees to further buffer the homes from the Tollway. She added that the lots back up to a required detention area which will be graded as a low area to hold water during heavy storms. She stated that no new roads or public infrastructure are required to support the subdivision. She stated that the detention area will be an outlot, adding that maintenance of the area will be the responsibility of the Homeowners' Association. She stated that if the area is not properly maintained, the City will have the authority to have the necessary maintenance completed and charge the cost back to the Homeowners' Association. She stated that the property is not in an overlay district and therefore the subdivision does not require a Special Use Permit. She noted the tree survey that is included in the Commission's packet and stated that there are a limited number of significant, healthy trees on the site adding that to the extent possible, they will be preserved. She stated that a recommendation in support of approval of the tentative plat of subdivision is included in the staff report along with findings supporting that recommendation.

In response to a question from Chairman Dixon, Ms. Czerniak confirmed that despite the fact that petitioner is not present, since the subdivision was previously reviewed in detail, the Commission can take action if desired.

Chairman Dixon noted that in 2017, detailed facts on the proposed subdivision were presented to the Plan Commission and were considered and discussed. He stated that

the subdivision as approved and as now re-presented, reflects the prior discussions of the Commission.

Ms. Czerniak added that the minutes from the prior Plan Commission meetings at which the Saunders Estates subdivision was considered were included in the Commission's packets. She stated that the conditions on the site have not changed since the previous consideration. She reiterated that the rainfall table numbers were modified by the County since 2017 however those changes did not result in a change to the plat of subdivision, or the number, size or configuration of the lots. She noted that water flows to the southwest across the lot, away from all neighboring homes.

Hearing no further questions from the Commission, Chairman Dixon invited public comments and swore in those intending to speak.

Dr. Stephen Kohn, 2055 Saunders Road, questioned whether four homes are appropriate for the area. He stated that the existing homes are on large lots. He expressed concern about the traffic that will be generated by the new homes and questioned whether the new homes will be of the same value as the existing homes in the area. He stated that the new homes will be adjacent to the Tollway which will bring the value down and attract a different type of buyer than those who currently live in the area. He stated that he does not want the value of his property to decrease. He expressed concern about "cookie cutter" homes. He stated his intent to continue to fight the proposed subdivision.

Angela Kohn, 2055 Saunders Road, stated that the Saunders Road area is a community, not a subdivision. She stated that the area is secluded and sparsely developed consistent with the character and charm of Lake Forest. She stated concern about not knowing what the homes will look like. She stated that the site is too tight for four homes.

Michael Sullivan, 461 Saunders Road, stated that he lives directly across the street from the proposed subdivision. He asked if consideration is being given to the traffic noise from the Tollway. He pointed out that there are berms behind the homes on Westfork Drive to provide a buffer from the Tollway. He pointed out that the winds are predominant from the west directing the noise from the Tollway into the Saunders Road neighborhood. He stated that a berm should be required, adding that a berm is not difficult to construct and will benefit not only the new homes, but also the existing homes.

Hearing no further comments, Chairman Dixon closed the public hearing and invited a response to public testimony from staff.

Ms. Czerniak reviewed that about 20 years ago, residents in the Saunders Road area requested City water and sewer and to make that possible, the area was annexed to the City. She noted that as a result of the extension of services and annexation, the area has more development potential than it did when it was unincorporated and did not have City services. She acknowledged that like much of Lake Forest, the area

developed originally with a rural character. She acknowledged that today, not all of the property owners in the area have yet chosen to connect their homes to City services, but City water and sanitary sewer are available to serve existing and new development in the area. She explained that when the area was annexed, the Plan Commission held a public hearing and recommended that the R-3 zoning district, with a minimum lot size of 40,000 square feet be applied to the area. She stated that the subdivision as proposed complies with the requirements of the R-3 zoning district with the exception of the lot to depth ratio as previously noted, the lots are deeper, more elongated, than directed by the Code. She confirmed that the R-3 zoning permits subdivision of the property into four buildable lots. She stated that if the tentative plat of subdivision is approved, the petitioner will proceed with preparation of the final engineering plans. She pointed out the berm that currently exists along portions of the west and north edges of the property and noted that the berm will remain and will likely be enhanced when the detention area is excavated. She stated that the Tollway Authority does not construct sound walls for the benefit of development that occurs after the Tollway was constructed. She offered that if the Commission desires to postpone action on the petition until the petitioner can be present, this matter can be re-scheduled for action at the next meeting.

Chairman Dixon invited final questions and comments from the Commission. Hearing none, he stated that he believes that the Commission has all of the information needed to proceed with a vote on the tentative plat of subdivision and invited a motion.

Commissioner Davie made a motion to recommend approval of the tentative plat of subdivision for the Saunders Estates four lot subdivision. He noted that the recommendation is based on the findings detailed in the staff report and is subject to the following conditions of approval.

1. A clear final plat of subdivision shall be prepared. The plat shall include standard notes and shall not reflect grading or tree locations (those should be fully reflected in the engineering drawing set). In addition, the plat shall reflect the following:
 - a. The buildable areas on each lot shall be configured to provide increased setbacks where feasible to preserve and protect the most significant trees as identified by the City Arborist, to the extent reasonably possible.
 - b. A note shall be included on the plat stating that the Homeowners' Association is responsible for all ongoing maintenance of the Outlot including maintenance of the detention area, all components of the on site stormwater management system such as swales and pipes, and the berm.
 - c. A note shall be included on the plat stating that all of the new homes shall be equipped with residential sprinkler systems for fire protection as required by the Code.

- d. A note shall be included on the plat stating that no further subdivision of the Outlot is permitted.
2. Final engineering plans which have been determined to be complete, accurate and in conformance with all applicable regulations and standards by the City Engineer, and any other documents deemed necessary by the City Engineer shall be on file, in final form, with the City.
 - a. Approvals from any outside agencies must be submitted as directed by the City Engineer.
 - b. The engineering plans shall reflect the preservation of the existing topography to the extent possible with any grade changes kept to the minimum necessary to meet good engineering practices.
3. A final tree removal and tree preservation plan shall be submitted for review and approval by the City's Certified Arborist. The plat shall include a total of tree inches proposed for removal and a pre, during and post construction plan for protection of the trees identified for preservation.
4. A final landscape plan shall be submitted and will be subject to the review and approval of the City Arborist and shall reflect plantings proposed on the Outlot, in the area of the detention basin and on the berm. The plan shall also detail proposed streetscape plantings. Street trees shall be provided in part as replacement inches for other trees removed from the site and consistent with the requirements for street trees as part of development of a new subdivision. Landscaping of the individual lots will be considered at the time development of each lot is proposed.
5. A draft of the Declaration of Covenants shall be submitted and will be subject to review and approval by the Director of Community Development and if appropriate, the City Attorney.
6. All fees due to date must be paid.

The motion was seconded by Commissioner Pasquesi and was approved by a vote of 5 to 0.

EXCERPT

**The City of Lake Forest
Plan Commission
Proceedings of the March 8, 2017 Meeting**

A meeting of the Lake Forest Plan Commission was held on Wednesday, March 8, 2017, at 6:30 p.m., at City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Commission members present: Chairman Ley, Commissioners Michael Freeman, Tim Henry, Lloyd Culbertson, Monica Ruggles, Guy Berg and Rosemary Kehr

Commissioners absent: None

Staff present: Catherine Czerniak, Director of Community Development

4. Public Hearing and Action: Consideration of a request for approval of the tentative plat for Saunders Estates, a 4-lot subdivision proposed on property located at 480 Saunders Road.

Owners: CCCT, LLC (Todd Polcyn, Chuck Cerniglia, Craig Cerniglia, Chris Cerniglia)

Representative: Pat Mosely

Chairman Ley asked the Commission for any conflicts of interest or Ex Parte contacts, hearing none; he invited a presentation from the petitioner and swore in all those intending to speak.

Mr. Mosely stated that he is representing the property owners. He stated that the property totals just less than six acres and is proposed for subdivision into four lots. He stated that the site is vacant but was previously developed with a house and outbuildings. He stated that on site detention is proposed.

A representative from Greengard Engineering noted that a variance from the lot width to depth ratio is requested. She stated that all of the lots are about an acre and noted that the detention is located on an outlot. She stated that the berm along the Tollway will be increased in height to help mitigate noise from the Tollway.

Ms. Czerniak stated that the proposed subdivision is before the Commission for tentative approval. She stated that if tentative approval is granted, that will be an indication to the petitioner that the subdivision is generally acceptable and that final engineering work should proceed. She stated that the final plat of subdivision will come back to the Commission for final consideration. She provided some background noting that the Saunders Road area was annexed to allow the extension of City water and sanitary sewer several years ago at the property owners' request. She noted that the extension of sewer and water was funded by the establishment of a Special Service Area which

allows the cost of the improvements to be assessed to the property owners over a 20 year period. She stated that the newly created lots will result in a reapportionment of the remaining costs to the total number of properties, including the three new lots. She stated that the subdivision complies with the R-3 zoning and subdivision regulations except for the lot width to depth ratio requirement. She noted however that the deeper lots in this case provide the opportunity for more landscaping and berming to buffer the properties from the Tollway. She added that the width of the lots is sufficient to support well designed homes. She noted that the house that was previously on the property was deemed a health and life safety hazard and was required to be removed from the site. She noted that the staff report recommends approval of the tentative plat of subdivision subject to conditions as detailed in the report. She noted that she received a phone call from Mr. Scholler, the owner of property located to the north of the property who expressed concerns about drainage. She explained that Mr. Scholler's property is upstream of the property and reiterated that detention will be accommodated on the southwest portion of the development site.

In response to questions from Commissioner Freeman, Ms. Czerniak confirmed that the width of the lots provides sufficient area to allow for a well-designed house.

In response to questions from Commissioner Henry, the representative from Greengard Engineering noted that the site will be regraded necessitating the removal of several trees.

In response to questions from the Commission, Ms. Czerniak stated that the City arborist recommended that between tentative and final approval of the plan, further consideration of the buildable areas should occur in an effort to preserve a few particularly significant trees.

Commissioner Berg stated that in this case, it would be appropriate to allow some flexibility with respect to removal of the trees given the importance of berming and planting to mitigate the noise impacts of the Tollway.

Hearing no further questions or comments from the Commission, Chairman Ley invited public comment. He swore in all those planning to testify.

Michael Sullivan stated that he lives across the street from the property. He said that the petitioners met with him to review the plans and considered his input. He stated that as a neighbor, he is in total support of the subdivision as proposed.

Fahad Farouqi, 41 Saunders Road stated that it would be nice to see development on the site. He stated that he and his family plan to build a home in the area. He said that noise from the Tollway makes the area challenging and noted that it would be helpful to have some additional protection from the Tollway. He stated that he is in support of more homes in the area.

Hearing no further comments from the Commission, Chairman Ley invited a motion.

Commissioner Freeman made a motion to recommend approval of the tentative plat of subdivision for the Saunders Estates Subdivision subject to the following conditions.

Prior to Plan Commission consideration of the final plat of subdivision the following conditions shall be met to the satisfaction of the City Engineer, City's Certified Arborist and the Director of Community Development.

1. A clear final plat of subdivision shall be prepared. The plat shall include standard notes and shall not reflect grading or tree locations (those should be fully reflected in the engineering drawing set). In addition, the plat shall reflect the following:
 - a. The buildable areas on each lot shall be configured to provide increased setbacks where feasible to preserve and protect the most significant trees as identified by the City Arborist, to the extent reasonably possible.
 - b. A note shall be included on the plat stating that the Homeowners' Association is responsible for all ongoing maintenance of the Outlot including maintenance of the detention area, all components of the on site stormwater management system such as swales and pipes, and the berm.
 - c. A note shall be included on the plat stating that all of the new homes shall be equipped with residential sprinkler systems for fire protection due to the limited access into the area.
 - d. A note shall be included on the plat stating that no further subdivision of the Outlot is permitted.
2. Final engineering plans which have been determined to be complete, accurate and in conformance with all applicable regulations and standards by the City Engineer, and any other documents deemed necessary by the City Engineer shall be on file, in final form, with the City.
 - a. Approvals from any outside agencies must be submitted as directed by the City Engineer.
 - b. The engineering plans shall reflect the preservation of the existing topography to the extent possible with any grade changes kept to the minimum necessary to meet good engineering practices.
3. A final tree removal and tree preservation plan shall be submitted for review and approval by the City's Certified Arborist. The plat shall include a total of tree inches proposed for removal and a pre, during and post construction plan for protection of the trees identified for preservation.
4. A final landscape plan shall be submitted and will be subject to the review and approval of the City Arborist and shall reflect plantings proposed on the Outlot, in the area of the detention basin and on the berm. The plan shall also detail proposed streetscape plantings. Street trees shall be provided in part as

replacement inches for other trees removed from the site and consistent with the requirements for street trees as part of development of a new subdivision. Landscaping of the individual lots will be considered at the time development of each lot is proposed.

5. A draft of the Declaration of Covenants shall be submitted and will be subject to review and approval by the Director of Community Development and if appropriate, the City Attorney.
6. All fees due to date must be paid.

The motion was seconded by Commissioner Culbertson and was approved by a vote of 7 to 0.

Excerpt
The City of Lake Forest
Plan Commission
Proceedings of the September 20, 2017 Meeting

A meeting of the Lake Forest Plan Commission was held on Wednesday, September 20, 2017, at 6:30 p.m., at City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Commission members present: Chairman Ley and Commissioners: Monica Ruggles, Michael Freeman, Tim Henry, Louis Pickus and Guy Berg

Commissioners absent: Commissioners: Rosemary Kehr

Staff present: Catherine Czerniak, Director of Community Development

3. Consideration of a request for approval of the final plat of subdivision for the Saunders Estates Subdivision, 480 Saunders Road.

Chairman Ley asked the Commission for any conflicts of interest or Ex Parte contacts. Hearing none, he invited a presentation from the petitioner and swore in all those intending to speak.

Toni Caccamo-Swiontek, Greengard, Inc., project engineer, stated that she is representing the owners, CCCT, LLC (Todd Polcyn, Chuck Cerniglia, Craig Cerniglia and Chris Cerniglia). She stated that since tentative approval of the subdivision, the project team has worked with City staff to finalize the engineering plans and the plat of subdivision. She requested approval of the final plat of subdivision.

Ms. Czerniak noted that the Plan Commission recommended approval of the tentative plat for the proposed four lot subdivision in March, 2017. She stated that based on the Commission's recommendation, the City Council granted approval of the tentative plat. She noted that the proposed subdivision is located west of Saunders Road, east of the Tollway and south of Route 60. She stated that all four lots exceed 40,000 square feet, which is the minimum lot size in the R-3 zoning district in which the proposed development site is located. She added that the lots meet all applicable Code requirements except for the lot to depth ratio requirement. She noted that the Commission discussed the lot to depth ratio during consideration of the tentative plat and determined that given the proximity of the Tollway to the site, deeper lots are appropriate to allow each homeowner to add landscape screening to the rear yard to buffer the homes from the Tollway. She noted that a landscape plan reflecting street tree plantings and plantings on the outlot, including the common area and the detention basin, was provided to the Commission. She explained that each of the four lots will be sold and will be developed individually. She stated that a landscape plan will be required for

each lot prior to the issuance of building permits. She confirmed that staff from various City departments reviewed the final plans and found them to be in conformance with the applicable requirements. She noted that the staff report offers findings in support of approval of the final plat of subdivision and details recommended conditions of approval.

In response to a question from Commissioner Freeman, Ms. Czerniak confirmed that the conditions of tentative approval have been satisfied.

Hearing no further questions from the Commission, Chairman Ley invited public comment. Hearing none, he invited final questions or comments from the Commission. Hearing none, he invited a motion from the Commission.

Commissioner Freeman made a motion to recommend approval of the final plat of for the Saunders Estates Subdivision based on the findings detailed in the staff report and subject to the following conditions of approval.

1. The final plat of subdivision, final engineering plans, final landscape plan and all other final documents shall be subject to review and final approval by the City Engineer, City Arborist and Director of Community Development. Upon a determination by the City Engineer, City Arborist and Director of Community Development that the documents are complete and in full compliance with all applicable Code requirements, the plat of subdivision shall be submitted to the City Council, along with the recommendation from the Plan Commission in support of final approval.
2. Prior to recording the plat, all applicable fees must be paid in full and any required financial guarantees must be filed with the City in a form acceptable to the City Attorney.

The motion was seconded by Commissioner Pickus and was approved by the Commission in a vote of 6 to 0.

Materials Submitted by the Petitioner



THE CITY OF LAKE FOREST
APPLICATION FOR SUBDIVISION OF PROPERTY – TENTATIVE PLAT

LOCATION OF PROPERTY 480 SAUNDERS ZONING DISTRICT R-3

ACREAGE OF PROPERTY 6.2 ACRES

VACANT DEVELOPED IF DEVELOPED # OF STRUCTURES

OF BUILDABLE LOTS PROPOSED 4

OF OUT LOTS PROPOSED

APPLICANT

Name TODD POLCYN

Address

Phone 847 354-0594

E-mail t.polcyn@comcast.net

Relationship to Property
(Owner/Attorney/Representative/Contract Purchaser)

PROPERTY OWNER (if different from applicant)

Name CHUCK CERNIGLIA

Address 26 151 EASTERN

BENSENVILLE IL 60106

Phone 847-338-3457

E-mail CHUCK@COMM-2000.COM

BENEFICIAL INTERESTS

Corporation (see exhibit A)
Partnership (see exhibit B)
Trust, land or other (see exhibit C)

I have read the complete application packet and understand the Subdivision process and criteria.
I understand that this matter will be scheduled for a public hearing when a determination has been made
that this application packet is complete and accurate.

SIGNATURES

C. Polcyn
Owner

8/22/22
Date

Owner

Date

Applicant

Date

APPLICANT'S REPRESENTATIVES

ENGINEER DON FIELDING WETLAND CONSULTANT _____
FIRM GREENGARD INC. FIRM _____
ADDRESS 111 BARCLAY BLVD. ADDRESS _____
LINCOLNSHIRE IL 60069
PHONE 847-634-3883 PHONE _____

LAND PLANNER DON FIELDING TRAFFIC CONSULTANT _____
FIRM GREENGARD INC. FIRM _____
ADDRESS _____ ADDRESS _____
PHONE _____ PHONE _____

ATTORNEY _____ LANDSCAPE ARCH. _____
FIRM _____ FIRM _____
ADDRESS _____ ADDRESS _____
PHONE _____ PHONE _____

ARBORIST TODD SINN PRESERVATION CONSULTANT _____
FIRM URBAN FOREST MGMT. FIRM _____
ADDRESS 960 RTE 22 - SUITE 207 ADDRESS _____
FOX RIVER GROVE, IL 60021
PHONE 847-576-9708 PHONE _____

EXHIBIT "A"

CORPORATE OWNERSHIP

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

NAME TODD POLCYN
ADDRESS _____
OWNERSHIP PERCENTAGE 25 %

NAME CHUCK CERNIGLIA
ADDRESS 151 EASTERN AVE.
BENSENVILLE, IL 60106
OWNERSHIP PERCENTAGE 25 %

NAME CRAIG CERNIGLIA
ADDRESS 151 EASTERN AVE.
BENSENVILLE, IL 60106
OWNERSHIP PERCENTAGE 25 %

NAME CHRIS CERNIGLIA
ADDRESS 151 EASTERN AVE.
BENSENVILLE, IL 60106
OWNERSHIP PERCENTAGE 25 %

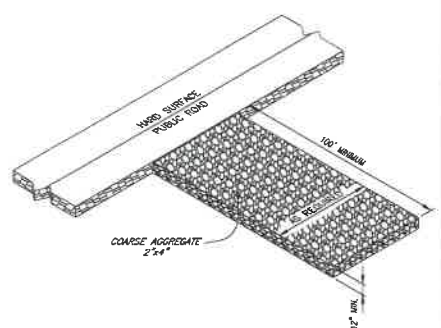
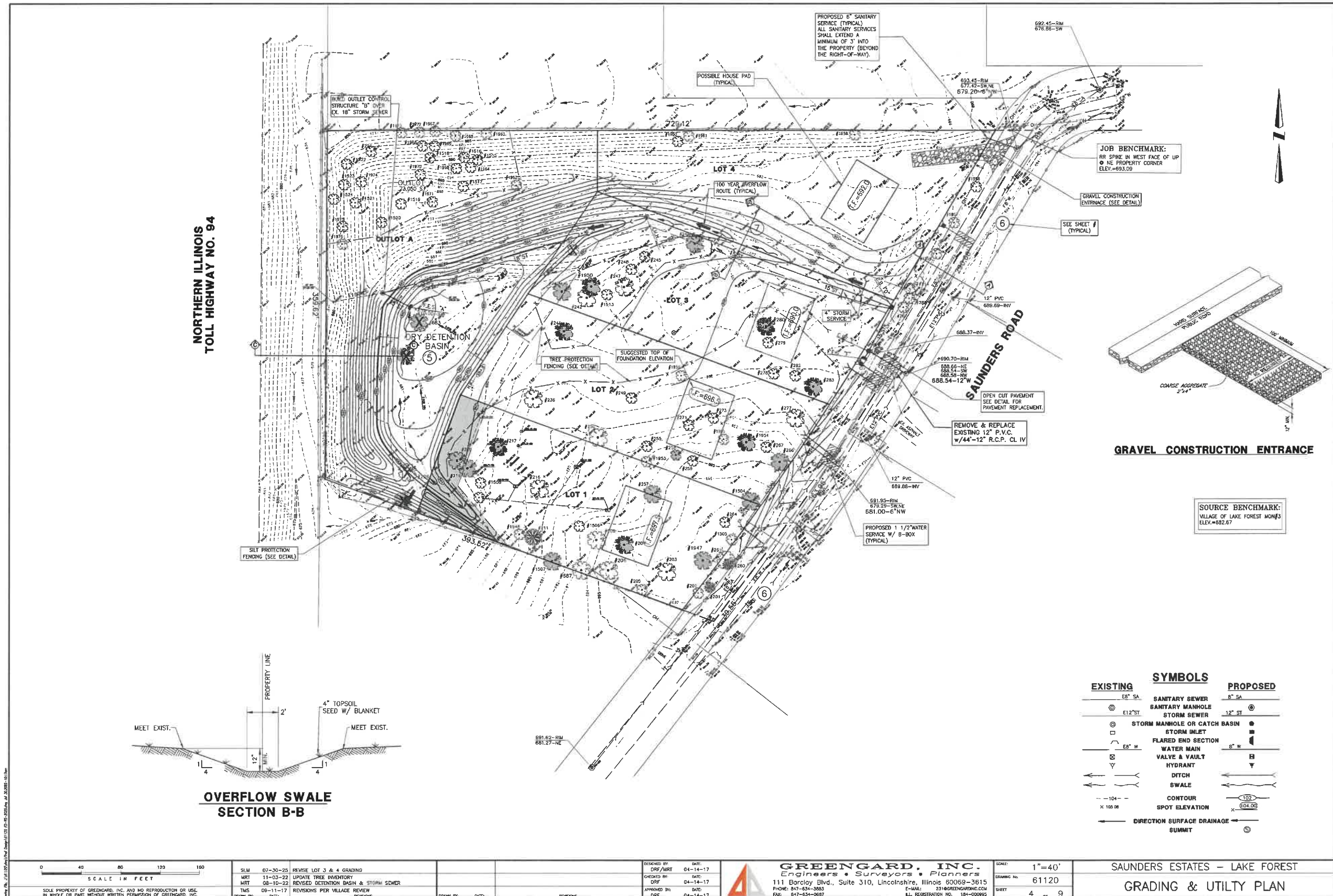
NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

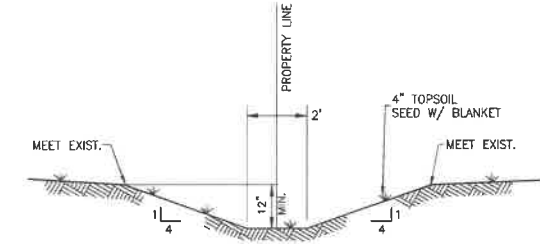
NAME _____
ADDRESS _____
OWNERSHIP PERCENTAGE _____ %

GRADING & UTILITY PLAN



SOURCE BENCHMARK:
VILLAGE OF LAKE FOREST MON#3
ELEV.=682.67

EXISTING	SYMBOLS	PROPOSED
8" SA	SANITARY SEWER	8" SA
12" ST	SANITARY MANHOLE	12" ST
12" ST	STORM SEWER	
	STORM MANHOLE OR CATCH BASIN	
	STORM INLET	
8" W	FLARED END SECTION	
	WATER MAIN	
	VALVE & VAULT	
	HYDRANT	
	DITCH	
	SWALE	
-104-	CONTOUR	102
X 105.08	SPOT ELEVATION	X 104.00
	DIRECTION SURFACE DRAINAGE	
	SUMMIT	



SLM	07-30-25	REVISE LOT 3 & 4 GRADING
MRT	11-03-22	UPDATE TREE INVENTORY
MRT	08-10-22	REVISED DETENTION BASIN & STORM SEWER
TUS	08-11-17	REVISIONS PER VILLAGE REVIEW
DRW	04-14-17	REVISIONS

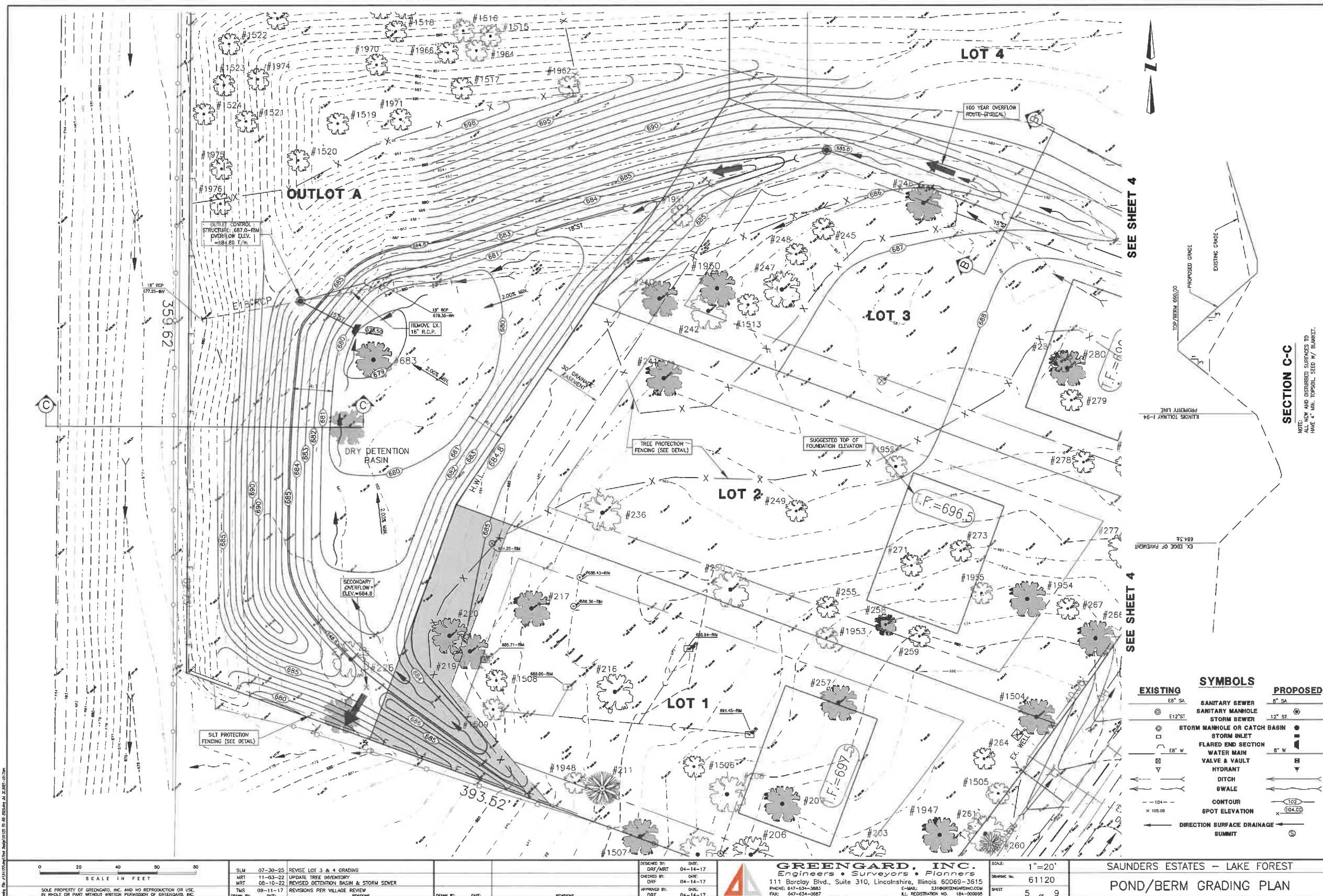
DESIGNED BY	DRF	DATE	04-14-17
CHECKED BY	DRF	DATE	04-14-17
APPROVED BY	DRF	DATE	04-14-17

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3653 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000965

SCALE: 1"=40'
DRAWING NO: 61120
SHEET 4 OF 9

SAUNDERS ESTATES - LAKE FOREST
GRADING & UTILITY PLAN

POND & BERM GRADING PLAN

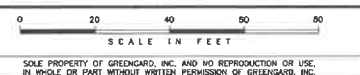


SEE SHEET 4

SEE SHEET 4

SECTION C-C
 NOTE: NEW AND DISTURBED SURFACES TO HAVE 4" MIN. TOPSOIL, SEE P7 SUBMIT.

EXISTING	SYMBOLS	PROPOSED
8" SA	SANITARY SEWER	8" SA
12" ST	SANITARY MANHOLE	12" ST
12" ST	STORM SEWER	12" ST
12" ST	STORM MANHOLE OR CATCH BASIN	12" ST
12" ST	STORM INLET	12" ST
8" W	FLARED END SECTION	8" W
8" W	WATER MAIN	8" W
8" W	VALVE & VAULT	8" W
8" W	HYDRANT	8" W
12" ST	DITCH	12" ST
12" ST	SWALE	12" ST
102	CONTOUR	102
104.00	SPOT ELEVATION	104.00
→	DIRECTION SURFACE DRAINAGE	→
○	SUMMIT	○



SLM	DATE	REVISIONS
07-30-25	REVISE LOT 3 & 4 GRADING	
11-03-22	UPDATE TREE INVENTORY	
06-10-22	REVISED DETENTION BASIN & STORM SEWER	
09-11-17	REVISIONS PER VILLAGE REVIEW	

DESIGNED BY	DATE
DRF/MRT	04-14-17
CHECKED BY	DATE
DHP	04-14-17
APPROVED BY	DATE
DRF	04-14-17

GREENGARD, INC.
 Engineers • Surveyors • Planners
 111 Barelay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
 PHONE: 815-634-3883 FAX: 815-634-0667
 E-MAIL: 231@GREENGARD.COM
 I.L. REGISTRATION NO. 184-000995

SCALE: 1"=20'
 DRAWING NO: 61120
 SHEET: 5 OF 9
 SAUNDERS ESTATES - LAKE FOREST
 POND/BERM GRADING PLAN

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

LANDSCAPE PLAN FOR OUTLOT



EXISTING	SYMBOLS	PROPOSED
12" S.W.	SANITARY SEWER	12" S.W.
18" S.W.	SANITARY MANHOLE	18" S.W.
12" S.W.	STORM SEWER	12" S.W.
18" S.W.	STORM MANHOLE OR CATCH BASIN	18" S.W.
12" S.W.	STORM INLET	12" S.W.
18" S.W.	FLARED END SECTION	18" S.W.
12" S.W.	WATER MAIN	12" S.W.
18" S.W.	VALVE & VAULT	18" S.W.
12" S.W.	HYDRANT	12" S.W.
18" S.W.	DITCH	18" S.W.
12" S.W.	SWALE	12" S.W.
18" S.W.	DITCH	18" S.W.
12" S.W.	SPOT ELEVATION	12" S.W.
18" S.W.	SUMMIT	18" S.W.

SCALE 1" = 20'

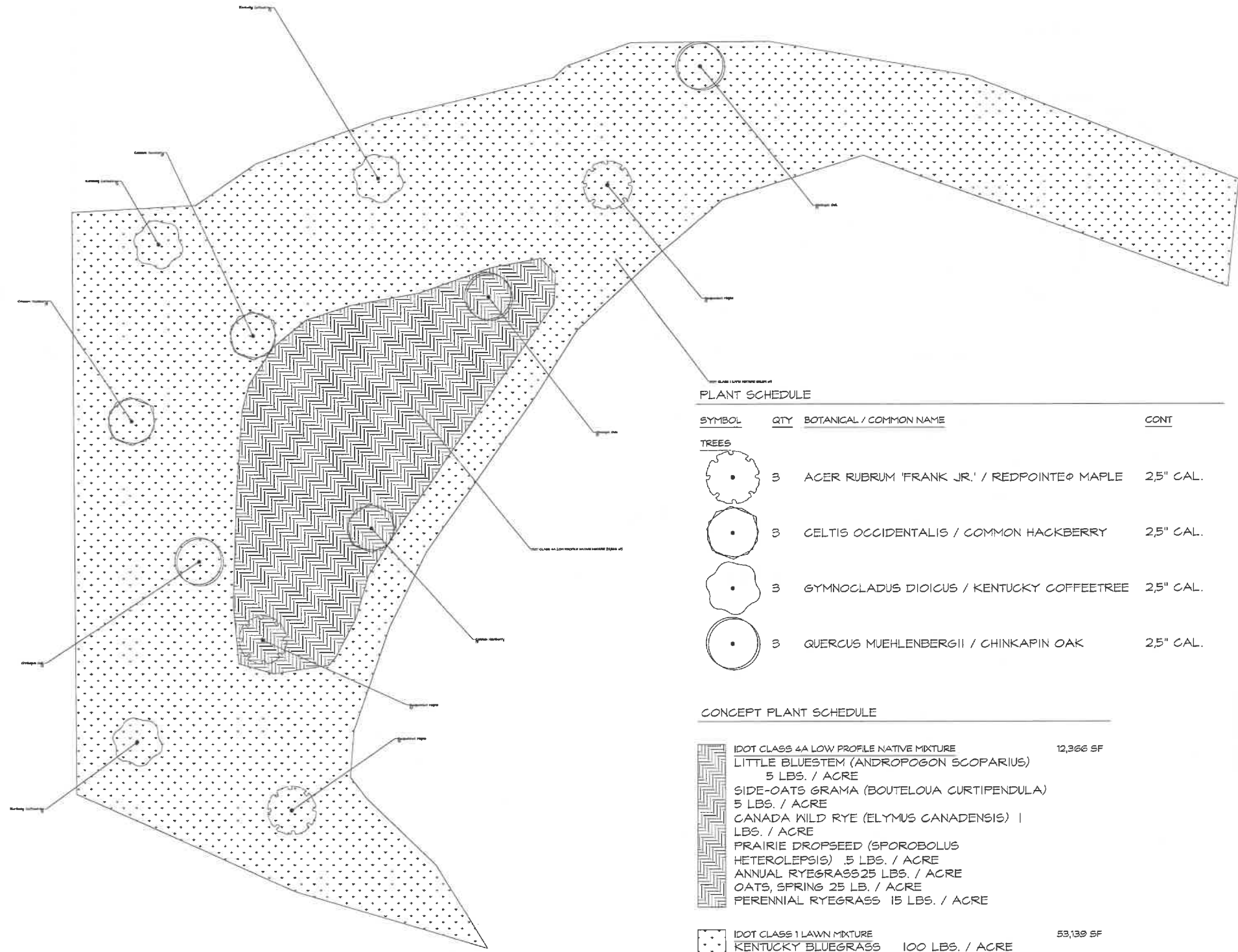
SAUNDERS ESTATES - LAKE FOREST
POND/BERM GRADING PLAN

DESIGNED BY: [Name] DATE: 11-13-11
 CHECKED BY: [Name] DATE: 11-13-11
 DRAWN BY: [Name] DATE: 11-13-11
 APPROVED BY: [Name] DATE: 11-13-11

GREENGLASS, INC.
 Engineers & Surveyors & Planners
 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3815
 PHONE: 847-454-2883 FAX: 847-454-2887
 E-MAIL: INFO@GREENGLASS.COM

DATE: 11-13-11
 DRAWING NO.: 61120
 SHEET: 5 OF 9

LANDSCAPE PLAN FOR OUTLOT - ENLARGED



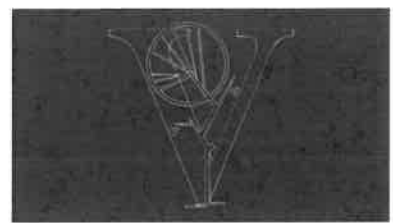
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	3	ACER RUBRUM 'FRANK JR.' / REDPOINTE ϕ MAPLE	2.5" CAL.
	3	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL.
	3	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	2.5" CAL.
	3	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	2.5" CAL.

CONCEPT PLANT SCHEDULE

	IDOT CLASS 4A LOW PROFILE NATIVE MIXTURE	12,366 SF
	LITTLE BLUESTEM (ANDROPOGON SCOPARIUS)	
	5 LBS. / ACRE	
	SIDE-OATS GRAMA (BOUPELOUA CURTIPENDULA)	
	5 LBS. / ACRE	
	CANADA WILD RYE (ELYMUS CANADENSIS)	
	1 LBS. / ACRE	
	PRAIRIE DROPSEED (SPOROBOLUS HETEROLEPSIS)	
	.5 LBS. / ACRE	
	ANNUAL RYEGRASS	25 LBS. / ACRE
	OATS, SPRING	25 LB. / ACRE
	PERENNIAL RYEGRASS	15 LBS. / ACRE

	IDOT CLASS 1 LAWN MIXTURE	53,139 SF
	KENTUCKY BLUEGRASS	100 LBS. / ACRE
	PERENNIAL RYEGRASS	60 LBS. / ACRE
	CREeping RED FESCUE	40 LBS. / ACRE



25865 West Hawthorn Road Wauconda, IL 60084
Phone: 847.487.5200 Fax: 847.487.5265

SAUNDERS ESTATES LANDSCAPE PLAN

Saunders Estates
480 Saunders
Lake Forest, IL

This drawing is the property of ILT Vignocchi and shall not be used for any purpose without the written consent of ILT Vignocchi. ILT Vignocchi reserves the right to withdraw plan elements without prior notice.

ILT Vignocchi warrants and represents that the drawings were prepared by a duly licensed professional in the State of Illinois. ILT Vignocchi is not responsible for any errors or omissions in the drawings or for any consequences that may result from the use of the drawings. ILT Vignocchi shall not be held liable for any damages, including consequential damages, arising from the use of the drawings. ILT Vignocchi shall not be held liable for any damages, including consequential damages, arising from the use of the drawings.

ISSUE DATE: 1.28.25
REVISIONS:

DATE	DESCRIPTION

APPROVED BY: *ijv*

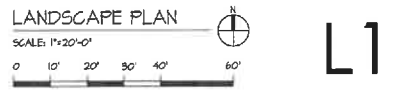
Notes:

- The contractor shall verify all dimensions and conditions affecting their work with the actual conditions of the project site. Any discrepancies shall be immediately reported to the Landscape Architect before any work is performed; otherwise, the contractor assumes full responsibility. In the event of discrepancies or omissions in the plans or specifications, the contractor shall obtain written instructions from the Landscape Architect prior to proceeding with any part of the work. Failure to obtain such instruction will result in the contractor proceeding at his own risk and expense.
- All work performed under this contract shall be guaranteed against defect in material and workmanship.
- When the plans include information pertaining to the location of underground facilities, such information represents only the opinion of the Landscape Architect as to the location of such utilities and is only included for the convenience of the contractor. The owner and Landscape Architect assume no responsibility in respect to the sufficiency or accuracy of the information shown on the plans relative to the location of underground utility facilities or the manner in which they are to be removed or adjusted. It shall be the contractor's responsibility to determine the actual location of all such facilities.
- The contractor agrees to indemnify and hold harmless the owner, municipality, and landscape architect from all liability and expenses including the cost of legal defense arising out of the performance of the work or out of any claim by any subcontractor or anyone who furnishes material or labor.
- During construction operations, any loose material is deposited in the flow line of gutters, drainage structures, swales, ditches, etc. such that the natural flow line of water is obstructed in any way. This loose material shall be removed at the close of each day by the responsible party. At the conclusion of construction operations at drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.
- Failure of contractor to agree to these conditions as indicated by signature and date below, will render this drawing set null and void, and will fully indemnify ILT Vignocchi of any and all liability claims relating to construction of any and all portions or elements set forth in drawing set.

Contractor Agreement:

I certify under penalty of law that I understand and agree to all terms and conditions set forth in this contract.

Contractor Name: _____
Company: _____
Address: _____
Phone: _____
Dated: _____



PAGE TITLE: Landscape Plan



25865 West Hawthorn Road Wauconda, Illinois 60084
Phone: 847.487.5200 Fax: 847.487.5265