

I'm here tonight to provide additional comments on two matters currently before the SMC.

First, the staff is currently reviewing a stormwater management plan submitted by Pulte Homes for the Greenway Chase development in Libertyville. This is a 177-home development currently awaiting final approval by the Village. Pulte's engineering firm is Kimley Horn, who also serves as the Village WDO Compliance Officer. Given this potential for perceived conflict of interest, the Village Engineer has asked that SMC provide final plan review and determinations on the Stormwater Management Plan to Pulte and Kimley Horn on behalf of the Village.

As I mentioned in August, with increasing major rain events the American Society of Civil Engineers (ASCE) has adopted major changes in 2025 Flood Resistant Design and Construction guidelines, endorsing the use of 500-year floodplain boundaries (FEMA Flood Zones **Shaded Zone X and Zone A/B/C boundaries**) as current and future lines of demarcation for flood-resistant design and/or construction. This means that flood resistant construction needs flood resistant stormwater management too.

It is of note that the Greenway Chase development working to mitigate existing wetlands on the site that closely borders Bull Creek and its existing AE Zone. Based on FEMA maps, it is also planning to build at least one of its three retention basins in a 500-year floodplain, and it appears that areas designated for home building are also in these same 500-year floodplains.

I know that Commissioners typically stay well clear of Staff work and vice versa, but I ask the Commission to be aware of these new standards as they guide the development of the updated Lake County Comprehensive Stormwater Management Plan. I also ask the Staff to actively take these important updated guidelines into consideration as they review and approve a stormwater management plan that must not just survive well into the future – but also provide a future blueprint for other large developments that are being squeezed into increasingly scarce woodlands and wetland areas.

Secondly, I may have missed the Public Comment Period on the Draft Comprehensive Plan, but if I have, I hope the Commissioners will take to heart this important input on the changing Engineering standards as part of how the SMC will provide guidance to the Lake County Board, administer the WDO, and also inform the many local communities facing the same issues with development and stormwater management for the future.