



Lake County Central Permit Facility
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May 2, 2018

TO: Lake County Planning, Building and Zoning Committee

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

RE: Enclaves of Woodbine Subdivision – Vernon Township
Public Information Meeting

In accordance with Section 151.191(B) of the Lake County Code a public information meeting is required for all major and minor subdivisions. The proposed subdivision will consist of 9 lots. Staff has notified property owners in the vicinity of the subdivision in accordance with Section 151.045(G)(2)(a) of the Lake County Code. The Committee's role in the public information meeting is to receive information and public input on the proposed subdivision.

Overview

The Enclaves of Woodbine Subdivision is located the northwest side of Woodbine Circle, approximately 1/3 mile west of Route 21, Vernon Township. The subject property is 9.6 acres, and is zoned Residential-1 (R-1), with an average net lot area of 10,338 square feet. The character of the area to the south and east is single family residential zoned R-1, west is a public recreational park located in the Village of Vernon Hills, and north is warehouse located in the Village of Vernon Hills. The Enclaves of Woodbine Subdivision is being developed as a Conservation Single-Family Residential Subdivision in accordance with the Lake County Code. The applicant is THG Holdings, LLC. This subdivision will be served by public sewer and water.

Natural Resources

The property contains “significant trees” which require a 70% protection ratio.

Next Steps

Staff has concluded their initial review of the Preliminary Plat and Preliminary Engineering plans for the subdivision. It is anticipated this Committee will take action on the Preliminary Plat at the next Committee meeting scheduled for June 6, 2018.

Subdivision Summary

Location:	Northwest side of Woodbine Circle, approximately 1/3 mile west of Route 21, Vernon Township.
Zoning:	Residential-1 (R-1)
Gross Site Area:	9.6 acres
Number of Lots:	9 residential parcels

Lot Area:	Average net lot area of 10,338 square feet
Previous Committee Action:	None
Sewage Disposal and Water Supply:	This subdivision will be served by public sewer and water.
Access and Road Improvements:	The lots will be served by a public road (Fernstein Court) which takes direct access from Woodbine Circle.
Site Capacity & Natural Resource Protection:	The site capacity calculations allow for a 9-lot subdivision in a Conservation Subdivision with 70% open space. The subject property does not contain mapped floodplains or wetlands.
Natural Resource Inventory:	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.
School Contributions:	The developer must enter into school contribution agreements with Lincolnshire-Riverwoods Elementary #103 and Adali E. Stevenson High School #125.