

**MEMORANDUM**

June 6, 2018

TO: Lake County Planning, Building and Zoning Committee

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

RE: Enclaves of Woodbine Subdivision – Vernon Township  
Preliminary Plat & Preliminary Engineering Approval

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The Enclaves of Woodbine Subdivision is being proposed as a Conservation Single-Family Residential Subdivision under standards contained within Chapter 151 of the Lake County Code.

<b>Location:</b>	Northwest side of Woodbine Circle, approximately 1/3 mile west of Route 21, Vernon Township.
<b>Zoning:</b>	Residential-1 (R-1)
<b>Future Land Use Plan:</b>	Residential Single-Family (0.25-1 acre lot density) The proposed subdivision density is consistent with the Lake County Regional Framework Plan.
<b>Previous Committee Review:</b>	<p>On May 2, 2018, this Committee held the required Public Informational Meeting. Questions and concerns raised by the public related to the number and size of lots, conservation subdivision design and the inconsistency with the 1-acre lot size of the existing Woodbine Estates Subdivision.</p> <p>At the request of the neighboring residents, staff convened a courtesy neighborhood meeting on May 23, 2018 to informally provide information on the subdivision to the residents, to discuss the development process, and to better understand the residents' issues and how their issues could be addressed in development of the subdivision. Staff will continue explore alternatives to mitigate concerns of the residents through the Final Plat stage of the subdivision process.</p>

<b>Gross Site Area:</b>	9.6 acres
<b>Number of Lots:</b>	9 single-family lots
<b>Maximum Density:</b>	0.80 dwelling units per acre is permitted
<b>Lot Areas:</b>	Average size: 10,338 square feet
<b>Access and Road Improvements:</b>	The lots will be served by a public road (name of the court to-be-determined) which takes direct access from Woodbine Circle.
<b>Sewage Disposal and Water Supply:</b>	This subdivision will be served by public sewer and water provided by the Lake County Public Works Department.
<b>Site Capacity, Open Space &amp; Natural Resources:</b>	<p>The site capacity calculation for the Residential-1 (R-1) zoning district allows for 9 single-family residential lots with 70% open space of 6.8 acres.</p> <p>The subject property does not contain mapped floodplains or wetlands. A stand of trees is present on the property which contain noxious tree species which are not classified as woodland areas, but which will be protected for buffering purposes. Significant trees are present on the property and will be protected at the minimum 70% protection requirement. The Preliminary Plat and Preliminary Engineering plans indicate the subdivision complies with the natural resource protection standards of Section 151.071 of the County Code.</p>
<b>Recreational Land:</b>	The Lake County Code does not require recreational land area be provided.
<b>Resource Protection /Natural Resource Opinion:</b>	The McHenry-Lake County Soil and Water Conservation District has submitted its May 9, 2018, report to the staff.
<b>Endangered Species Consultation:</b>	Consultation was completed on April 13, 2018 and is valid for two years.
<b>Engineering Plans:</b>	Staff will authorize the developer to proceed to the Final Plat and Final Engineering stage pending a Preliminary approval from the PB&Z Committee.

<b>School Contributions:</b>	The developer will be required to enter into a school agreement with Lincolnshire-Riverwoods Elementary #103 and Adali E. Stevenson High School #125 prior to Final Plat approval.
<b>Recommendation:</b>	Staff recommends the Preliminary Plat for the Enclaves of Woodbine Subdivision be approved subject to the applicant addressing any outstanding staff comments prior to Final Plat approval.