

Summary of Public Comment as of May 23, 2018

The Enclaves of Woodbine Subdivision

Public engagement is an important part of the subdivision process and is outlined in the Lake County Code. The Enclaves of Woodbine Subdivision is currently before the Lake County Planning, Building and Zoning Committee and a Public Information Meeting was held by the Committee on May 2, 2018. As a courtesy, staff hosted a second neighborhood meeting the evening of May 23, 2018 in response to neighbor requests for an evening meeting at a location closer to their community. No action was taken at either meeting.

The neighbor comments and concerns fall into several distinct categories. Lake County staff summarized the comments and developed the following responses:

Standards of Approval for All Subdivisions

All subdivisions must comply with basic requirements, including natural resource protection, stormwater management, public improvements (roads, sewer, water), landscaping, and density and dimensional standards.

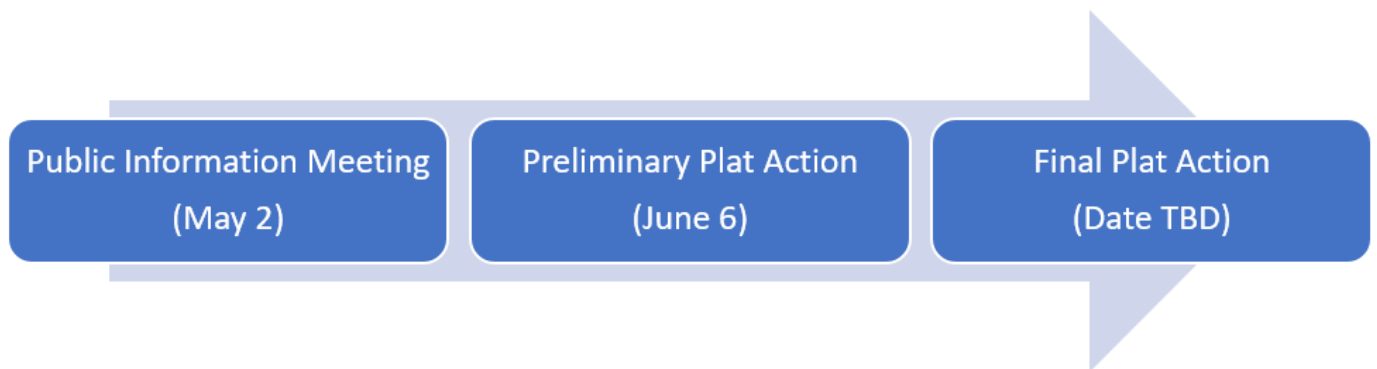
Conventional vs. Conservation Subdivision Design – Can the County Require a Conventional Design?

The Lake County Code allows developers to select between two subdivision layouts. For the subject subdivision, density calculations would allow seven lots under conventional design, and conservation design would allow nine lots. The summary below explains the characteristics of each type:

Conventional	Conservation
<ul style="list-style-type: none">• Less open space• Greater impact to natural resources & habitat	<ul style="list-style-type: none">• Retain natural character of the land• Minimize impact on natural resources & habitat• Moderate “Cluster Bonus”

Approval Process – What is the time-frame for County decision?

The subdivision approval process is outlined in the Lake County Code, and includes review and approval actions taken by staff and the Committee. The Code identifies public engagement steps, as well. The Enclaves of Woodbine subdivision timeline is as follows:



Assurance of Proper Construction – Will the Project’s construction be properly managed?

The county reviews engineering plans and approves permits for the development. The developer is responsible for construction of the improvements, with the County providing an oversight role. In the event the developer fails to meet their obligations, there are safe guards in place. The County holds financial guarantees, which allows the County to secure the funds needed to complete the improvements. In this unlikely event, the County would then become the project manager. As part of approval, the developer prepares maintenance plans for the shared project elements (detention basin, landscaping), and ultimately the homeowner’s association will maintain those features in perpetuity.

Stormwater Management – How will this project impact neighborhood flood risk?

Stormwater management is addressed during the engineering process and the protection of existing homes is of the utmost importance. For this subdivision, runoff from all new impervious surface will be directed to a wetland-bottom detention basin, which will hold the stormwater and release it slowly. This will result in lower flow rates during heavy rains for areas directly downstream of this property. The basin will provide water quality and promote infiltration to reduce runoff. The plan also includes measures to address soil erosion and sediment control during construction.

Interested residents should contact Brian Frank at 847-377-2086 to discuss their individual drainage concerns.

Roadway – How is the proposed road being reviewed? What about maintenance of Woodbine Circle?

The Lake County Division of Transportation reviews the design and construction of new subdivision roads, including pavement testing. Vernon Township will maintain the new subdivision road and is planning to resurface Woodbine Cir. and improve drainage along the roadway after construction of the new subdivision has concluded. This project is anticipated to occur in 1-3 years.

In the meantime, residents are encouraged to contact the office of the Township Highway Commissioner to report ponding in roadside ditches and request maintenance of culverts. The Township Highway Commissioner is planning to conduct ditch and culvert maintenance in the near future.

Public Sanitary Sewer and Watermain – Is there adequate capacity in the sewer and water systems?

The Woodbine Estates Subdivision is served by sanitary sewer and watermain that were installed in 1989. Both systems were constructed with 8-inch diameter PVC, which is estimated to have a lifecycle of 100 years. This sanitary sewer system has the capacity to serve up to 350 homes and is currently serving 50. The addition of 9 homes as proposed in this subdivision will have no adverse impact on system capacity. Additionally, water pressure tests have demonstrated that the subject watermain system has water pressure meeting/exceeding acceptable limits. Public Works follows a strict timeline to inspect and maintain this infrastructure. As the owner of the public water and sewer system they are required to maintain the system and accommodate for expansion if the existing system becomes overtaxed by existing customers. Once connected to the system, property owners don’t pay for additional capital projects to upsize pipes, that is the County’s responsibility as the owner of the sewer and water systems.

Natural resources – What natural resources will be preserved/protected?

Site specific analysis has revealed trees of significant size are present on the property and require protection. The preliminary assessment has indicated these requirements will be met. No floodplain, wetlands or woodlands exist on the subject property.

Community Character – What can be done to protect the character of Woodbine Estates?

Neighbors take great pride in the character of the Woodbine Estates Subdivision, with larger lots and more lawn space. This is a tight-knit community, and there is concern that the subject development will detract from the elements they value. Staff respects this concern and believes it is possible for the subdivisions to coexist with minimal impact on community character.

Health Concerns – Will the development of the site pose health risks? Who gets involved?

Some neighbors have expressed concern that there may be a higher than expected rate of cancer in the Woodbine Estates Subdivision, which may be due to environmental contamination related to the property now occupied by the Vernon Hills Athletic Complex (former “Nike Site”). Several years ago, action was taken by the United States Navy to address any unsafe elements on the adjoining property.

There are multiple levels of government – federal, state, and local jurisdictions. This concern is addressed at the federal level, and residents are encouraged to reach out to the United States Environmental Protection Agency for more information and to report this concern. County government has no authority/jurisdiction to require further testing or otherwise delay the subdivision review process over any concerns about potential soil contamination.