



Lake County Central Permit Facility
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MEMORANDUM

October 31, 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
Final Plat & Final Engineering Approval

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.

Location:	Northwest side of Woodbine Circle, an existing public road, approximately 1/3 mile west of Route 21, Vernon Township.
Zoning:	Residential-1 (R-1)
Future Land Use Plan:	Residential Single-Family Medium Lot (1 to 3-acre lot density) The proposed subdivision density is consistent with the Lake County Regional Framework Plan.
Previous Committee Review:	<ol style="list-style-type: none">1. 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.2. 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 explored alternatives to mitigate concerns of the residents through the Final Plat stage of the subdivision process.3. On June 6, 2018, this Committee approved the Preliminary Plat and Preliminary Engineering for the proposed subdivision.
Gross Site Area:	9.6 acres

Number of Lots:	9 single-family lots
Maximum Density:	0.80 dwelling units per acre is permitted
Lot Areas:	Average size: 10,338 square feet
Access and Road Improvements:	The lots will be served by a public road (Woodbine Court) which takes direct access from Woodbine Circle.
Sewage Disposal and Water Supply:	This subdivision will be served by public sewer and water provided by the Lake County Public Works Department
Site Capacity, Open Space & Natural Resources:	<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 9+ 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 Final Plat and Final Engineering plans indicate the subdivision complies with the natural resource protection standards of Section 151.071 of the County Code.</p>
Resource Protection /Natural Resource Opinion:	The McHenry-Lake County Soil and Water Conservation District has submitted its May 9, 2018, report to the staff.
Endangered Species Consultation:	Consultation was completed on April 13, 2018 and is valid for two years.
Engineering Plans:	Staff has approved the Final Engineering plans for the subdivision. The County Engineer has separately approved subdivision modifications to permit waivers of the street light, sidewalk and curb and gutter requirements of the Code to allow more consistency with the character of the surrounding subdivision.
School Contributions:	The developer has entered into a school agreement with Lincolnshire-Prairie View District #103 and Adlai E. Stevenson High School District #125.
Lincolnshire-Prairie View District #103	
	Paid Prior to Building Permit
3-bedroom	\$2,467.89

4-bedroom	\$3,863.77
5-bedroom	\$2,863.22
Adlai E. Stevenson High School District #125	
	Paid Prior to Building Permit
3, 4, and 5-bedroom	\$2,016.00
Performance & Restoration Assurance:	The applicant shall submit a performance assurance in the amount of \$435,999,85. The applicant requested a subdivision Ordinance modification from Section 151.203(A) to allow the submittal of the performance assurance after the submittal of the Final Plat of Subdivision. No on-site activity will occur until the submittal of the performance assurance.
Recommendation:	Staff recommends approval of the Final Plat.