



LAKE COUNTY
Investing in People
and Our Communities

Enclaves of Woodbine
Subdivision
Vernon Township

Final Plat & Final Engineering

October 31, 2018

Subdivision Approval Timeline

May 2
Official
PB&Z Public
Info Meeting

June 6
PB&Z Prelim.
Plat Action

May 23
Neighborhood
Meeting*

October 31
PB&Z Final
Plat Action

*Additional Outreach: Courtesy Neighborhood Meeting

Neighbor Concerns Addressed by the Developer

Q1. The proposed subdivision will not fit into the character with the surrounding subdivision.

A1. For consistency with the existing subdivision, the applicant obtained modifications from the County Engineer to waive curb-and-gutter, sidewalks, and the street light at the end of the cul-de-sac. Additionally, a “slow sign” will be installed at the curve of the road.



Neighbor Concerns Addressed by the Developer

Q2. Concerns of flooding.

A2. The development engineering includes a restricted wetland bottom detention in compliance with the Code. All proposed grading maintains existing drainage patterns. Staff continues to provide homeowner drainage consultations in surrounding areas to address pre-existing conditions.

Neighbor Concerns Addressed by the Developer

Q3. Potential flooding of new houses constructed on the project site.

A3. Prior to the development of a lot-specific design for a proposed home, a soil boring will be completed to determine the ground water elevation. The home foundation and basement floor elevation will be constructed and designed such that it will be above the ground water elevation.

Neighbor Concerns Addressed by the Developer

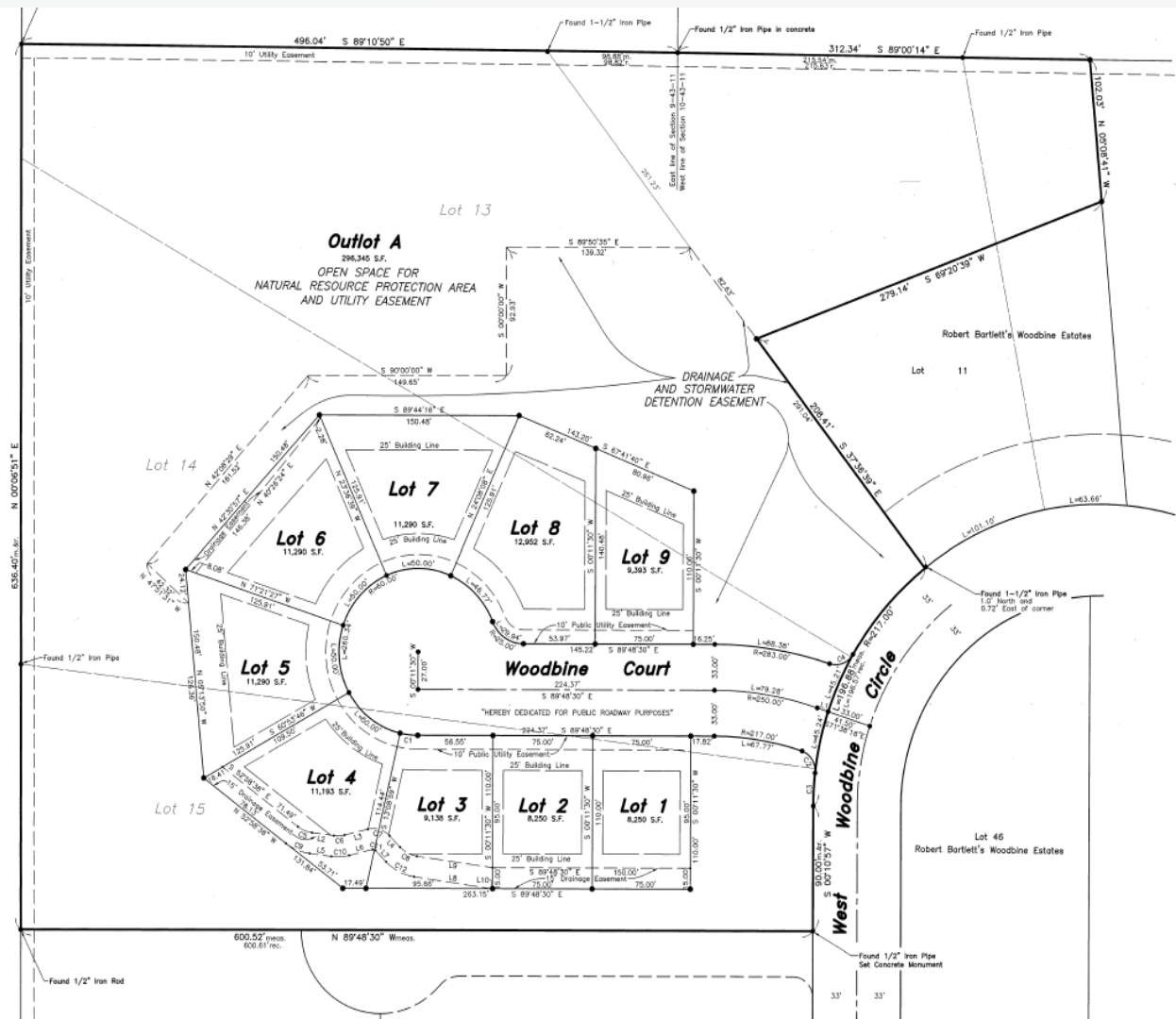
Q4. The houses will require excessive elevation due to on-site fill.

A4. There is 2-3 feet of fill proposed on portions of the site to place the road and utilities. Any foundations requiring additional elevation will be constructed with additional cladding (standard industry practice).

Site Location



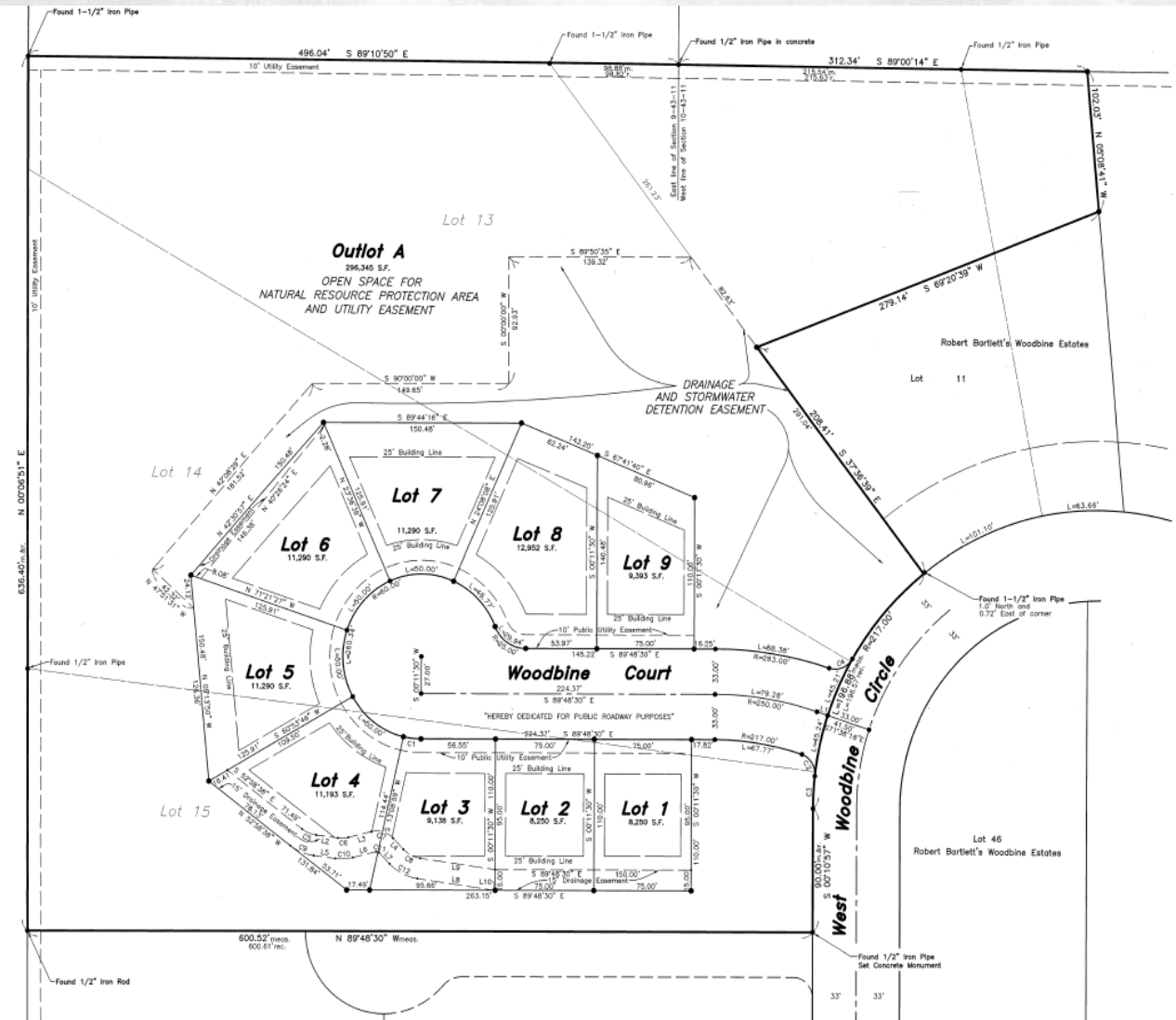




- Proposed 9-lot Conservation Single-Family Residential Subdivision on approximately 9.6 acres.
- Zoned Residential-1(R-1), with an allowable density of 0.8 units per acre. Average lot area = 10,338 sq. ft.

Natural Resources





- The Conservation Subdivision design allows for the protection of natural resources.

Up Next

- THG Holdings, LLC – Comments
- Committee Questions & Discussion
- Public Comment