



Your View: Letters to the Editor

- [Letters to the Editor](#)



Your View

Developers of Riverwoods should be looking elsewhere

Lennar Corp., a corporation with nearly \$34 billion in gross revenues last year, has proposed a 320-unit high-density housing development southeast of the city of Woodstock where Lucas Road intersects Doty and Mount Thabor roads. The planned subdivision would be sited in and alongside wetlands at the headwaters of the Kishwaukee [River] and most certainly destroy sensitive habitat. This is reason enough to examine the request carefully. Look at the proposal from an economic perspective.

Lennar has requested that Woodstock waive \$1.8-million in impact fees. These are one-time fees imposed on builders to pay for the infrastructure required by a new development. The required infrastructure improvements do not build themselves. Who ends up paying for sewers, electricity, utility installation, etc.? Lennar thanks you, taxpaying residents of Woodstock.

This massive project will empty onto Lucas Road, a road with speed limit constraints and construction typical of a two-lane country road. Now add a minimum of 1,000 trips a day into and out of the proposed subdivision off Lucas Road. This results in an increased traffic load of at least 200,000 trips per year. Who will pay for rebuilding the inevitable degradation of Lucas Road? Not Lennar. The taxpayers who live in Dorr Township would bear the brunt of this cost.

Where will all of these new residents shop? An important question, as it has been claimed the revenue from sales taxes in Woodstock will benefit the city. The main retail destinations of Huntley, Woodstock, and Crystal Lake are equidistant from this mega-development. Therefore, the tax haul for Woodstock will be, at most, one-third of the anticipated amount due to tax “leakage.”

Four reasons to urge Lennar and the city of Woodstock to look elsewhere: environmental disruption, lack of economic benefit from impact fees, severe transportation impacts, and lack of economic benefit from the sales tax harvest.

Louis Dolmon

Woodstock