



LAKE COUNTY FOREST PRESERVES  
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Preservation, Restoration, Education and Recreation

**DATE:** March 6, 2017

**MEMO TO:** Carol Calabresa, Chair  
Planning Committee

**FROM:** Randall L. Seebach  
Director of Planning and Land Preservation

**REQUEST:** Provide policy direction regarding a request from KZF Stack, LLC (KZFS) to consider granting access through the District's existing trail easement for improvements associated with the proposed Lincolnshire Trails subdivision adjacent to the Edward L. Ryerson Conservation Area, and to authorize negotiation of an agreement between KZFS and the District.

**STRATEGIC DIRECTIONS SUPPORTED:** Leadership, Public Access and Connections

**FINANCIAL DATA:** There is no financial impact at this time.

**BACKGROUND:** In October 2016, District staff began discussions with KZFS regarding the proposed Lincolnshire Trails Subdivision, a residential development adjacent to the District's existing easement for the Des Plaines River Trail at Edward L. Ryerson Conservation Area. In 1987, the District acquired the trail easement from the property owner for the purposes of constructing, maintaining and operating a public trail. As part of the easement agreement, the land owner reserved the right to cross the District's easement at a maximum of three locations for the purposes of accessing the existing lake located north of the easement area. KZFS now owns the land upon which the District's easement is located, and is the successor to the original owner's reserved rights.

As part of the proposed development, KZFS is requesting access through the District's easement in two locations for the purposes of installing underground storm sewers from the development to the existing lake and for regrading a 100 foot section of the existing trail to provide needed compensatory flood storage. In return, KZFS has offered to design, engineer and construct a 500 foot section of 10-foot wide asphalt trail in the front of the proposed development adjacent to Riverside Road and provide a permanent easement to the District across and over the new trail section. This new trail will improve safety for trail users by relocating access off of the existing road and removing a blind curve.

Staff is seeking approval to continue discussions with KZFS, and for authorization to negotiate an agreement

**REVIEW BY OTHERS:** Chief Operations Officer, Director of Finance, Corporate Counsel