



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

DATE: September 23, 2019

MEMO TO: John Wasik, Chair
Planning Committee

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

REQUEST: Provide policy direction regarding request from Pulte Homes on behalf of the Village of Lindenhurst for proposed trail connections to Millennium Trail within Forth Lake Forest Preserve.

STRATEGIC DIRECTION SUPPORTED: Public Access and Connections

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

BACKGROUND: According to a letter received from Pulte Homes (attached), they are under contract to purchase the proposed Briargate Subdivision project which consists of 100+ acres along the west side of U.S. Route 45 and north of Grand Avenue in the Village of Lindenhurst (Village) and adjacent to Fourth Lake Forest Preserve.

The letter also states that as part of the annexation agreement with the Village for this site, the Village has requested that the Briargate Subdivision project include connections to the Millennium Trail, located immediately to the west of the project site. Attached to the letter are preliminary design plans for the development, which includes two at-grade trail connections to be constructed on District property at Pulte Homes' expense. Pulte Homes is requesting approval of the two connections indicated, subject to final design this fall. If Committee gives direction to proceed and the final design is worked out, staff would return to Committee with a construction contract between the District and Pulte or its contractor, that would (i) allow construction of the connections on District property, at no cost to the District, in accordance with a design approved by District staff, (ii) require the contractor to post statutorily required bonds, pay prevailing wages, provide proof that the District is an additional insured on the contractor's liability insurance policies, and indemnify the District, and (iii) generally include the District's standard construction contract provisions. Neither Pulte nor the Village has requested an easement or license for the connections so in the long run, the District would retain the discretion whether to keep or close these connections.

Staff is seeking policy direction on the potential trail connections.

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



August 12, 2019

Mr. Alex Ty Kovach
Executive Director
Lake County Forest Preserves
1899 West Winchester Road
Libertyville, IL 60048

Re: **Proposed Trail Connections**
Briargate Residential Subdivision,
Lindenhurst, IL

Mr. Kovach,

We are under contract to purchase the proposed Briargate Subdivision project which consists of 100+ acres along the west side of US Route 45 and north of Grand Avenue in the Village of Lindenhurst. We plan to develop this land into 231 age-restricted single-family homes.

As part of the Annexation Agreement for this site, the Village of Lindenhurst requested that this project include connections to the Lake County Forest Preserve's Millennium Trail, located immediately to the west. The attached plans represent the preliminary design for the development, which includes two at-grade trail connections to be constructed at our expense. Following your review, we respectfully request your approval of the two connections indicated, subject to final design this fall.

We appreciate your consideration and I look forward to working with your team on this project.

Sincerely,

A handwritten signature in blue ink that reads "Matt Brolley".

Matt Brolley, P.E.
Manager, Land Planning and Entitlement
Pulte Homes – Illinois Division
Telephone: (630) 777-2973
Email: matt.brolley@pulte.com



Willow Way

Proposed trail connection

Falling Waters Blvd

Proposed trail connection

132

Sparrow Ct

Emerald Ln

Forest Ct

Grand Ave

N Fernview Ln

Buck Ct

Wildflower Way

Sagebrush Ct

45

© 2018 Google

Google

Lake County, Illinois



Lake County, Illinois



Map Printed on 8/13/2019



□ Tax Parcel Lines — Minor

1ft Contours
(2007)

— Major

— MajorText

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.