

**MEMORANDUM**

August 30, 2016

TO: Lake County Planning, Building and Zoning Committee

FR: Patrick S. Tierney, Principal Planner/Project Manager  
Lake County Department of Planning and Development

RE: The Preserves – Libertyville Township  
Final Plat & Final Engineering Approval

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The Preserves is being proposed as a Conventional Single-Family Residential Subdivision under standards contained within Chapter 151 of the Lake County, Illinois Code of Ordinances.

**Location:** South side of Buckley Road (Illinois Route 137), approximately 0.75 miles west of the intersection of Route 137 and St. Mary's Road.

**Zoning:** Residential-2 (R-2)

**Gross Site Area:** 2.43 acres

**Number of Lots:** 3 - single-family lots

**Maximum Density:** 1.33 dwelling units/acre is permitted; 1.23 dwelling units/acre proposed

**Lot Areas:** Minimum required lot size: 20,000 square feet  
Average proposed size: 21,571 square feet

**Public Informational Meeting:** The Planning Director directed the project manager to conduct the required Public Informational Meeting for the project with the project's multi-disciplinary team. The meeting was held on May 13, 2014. Questions from the neighbors focused on drainage and natural resources. None of the attendees cited objections to the subdivision.

**Access:** Lots in the subdivision will take direct access from Preserve Drive, a private street to be constructed in accordance with the private street standards of Section 151.194 of the Lake County Code.

**Sewage Disposal  
Water Supply:** The subdivision will be served by public sanitary sewer and water provided by the Lake County Department of Public Works.

**Natural Resources:** An on-site inspection conducted by staff and review of the site capacity calculations indicate that there is a mature woodland grove and specimen trees on the property. The approved natural resource plans indicate the petitioner will satisfy the natural resource protection standards of Section 151.071 of the Lake County Code.

**Open Space & Natural  
Resource Protection:** The subdivision will provide 0.28 acres of open space consisting of stormwater detention and natural resource protection areas located in Outlot B.

**Endangered Species  
Consultation:** The Illinois Department of Natural Resources has closed the consultation process.

**Engineering Plans:** The Multi-disciplinary team has approved the Final Engineering plans for the subdivision.

**School  
Contributions:** The developer has entered into private school contribution agreements with Oak Grove School District 68 and Community High School District 128.

The donation amounts for the affected districts are represented as follows:

Detached Single-family bedroom count	Oak Grove District #68	Community High School District #128
3-bedrooms	\$2,467.57	\$1,608.04
4-bedrooms	\$3,863.29	\$3,447.38
5-bedrooms	\$2,862.88	\$3,601.57

**Subdivision  
Assurances:** Assurances to insure the installation of the subdivision improvements have been provided as follows: Subdivision Improvements: \$200,627; Restoration Assurance: \$60,188

**Recommendation:** Staff recommends approval of the Final Plat.