



LAKE COUNTY FOREST PRESERVES  
www.LCFPD.org

Preservation, Restoration, Education and Recreation

**Date:** August 3, 2015

**Memo to:** Carol Calabresa, Chair  
Land Preservation and Acquisition Committee

**Agenda Item#** 9.11

S. Michael Rummel, Chair  
Finance and Administrative Committee

**From:** Alex Ty Kovach  
Executive Director

**Subject:** Resolution to purchase an approximately 4.7-acre parcel known as the Kirchherr property as an addition to Kettle Grove Forest Preserve.

**RECOMMENDATION:** Recommend approval of a Resolution to purchase an approximately 4.7-acre parcel of property in Wauconda Township known as the Kirchherr property for \$141,600 as an addition to Kettle Grove Forest Preserve.

**BACKGROUND:** At the direction of the Land Preservation and Acquisition Committee, District staff has reviewed the Kirchherr property to determine the property's suitability for acquisition for District purposes. In staff's opinion, the acquisition, protection and management of this property will meet the District's adopted land acquisition goals of adding to existing preserves, protecting wildlife habitat, protecting against flooding. Acquisition of this property will make the boundaries of District property more regular and continuous, reduce inholdings, and expand the District's ability to offer access to recreational uses.

The property is located on the west side of Wilson Road north of IL Route 60. The property is adjacent to existing forest preserve property to the north, south and west.

A contract to purchase the property has been negotiated by District staff and has been signed by the owner. At the time the contract was executed, a land survey was not available to determine the exact acreage of the parcel. Therefore, when the final acreage is determined by an ALTA land survey, the acreage may be slightly different than the current estimate of 4.7 acres.

The property includes a single family residence and a barn. According to the Purchase Agreement the buildings will not be used by the District for any purpose and will be removed within 2 years of closing. In addition, pursuant to the agreement, the District would designate the pond located on the property as "Kirchherr Pond" via a sign or boulder.

**REASON FOR RECOMMENDATION:** Committee and Board approval is required in accordance with District policy.

**REVIEWED BY OTHERS:** Chief Operations Officer, Director of Planning and Land Preservation, Finance Director and Legal Counsel

**FINANCIAL DATA:** The purchase price is \$141,600.00, which is funded from the 2008 Referendum Bonds and is included in the adopted FY 2014/15 Budget (Series 2013A) account number 31334100-801000.

**PRESENTER:** Alex Ty Kovach

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF LAKE )

**BOARD OF COMMISSIONERS  
 LAKE COUNTY FOREST PRESERVE DISTRICT  
 REGULAR SEPTEMBER MEETING  
 SEPTEMBER 8, 2015**

**MADAM PRESIDENT AND MEMBERS OF THE BOARD OF COMMISSIONERS:**

Your **LAND PRESERVATION AND ACQUISITION COMMITTEE** and **FINANCE AND ADMINISTRATIVE COMMITTEE** present herewith "A Resolution approving the purchase of an approximately 4.7-acre parcel as an addition to Kettle Grove Forest Preserve (Kirchherr property)" and request its adoption.

**LAND PRESERVATION AND  
 ACQUISITION COMMITTEE:**

**FINANCE AND ADMINISTRATIVE  
 COMMITTEE:**

	Yea	Nay		Yea	Nay
 Carol Calabresa, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 S. Michael Rummel, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Steven W. Mandel, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Linda Pedersen, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Bonnie Thomson Carter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Steve Carlson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Linda Pedersen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Bill Durkin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Tom Weber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Sandra Hart	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Jeff Werfel	<input type="checkbox"/>	<input type="checkbox"/>	 Aaron Lawlor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Terry Wilke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Audrey Nixon	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**LAKE COUNTY FOREST PRESERVE DISTRICT  
LAKE COUNTY, ILLINOIS**

**A RESOLUTION APPROVING THE PURCHASE OF AN APPROXIMATELY  
4.7-ACRE PARCEL AS AN ADDITION TO KETTLE GROVE FOREST PRESERVE  
(KIRCHHERR PROPERTY)**

**WHEREAS**, the Land Preservation and Acquisition Committee (the "Committee") of the Lake County Forest Preserve District (the "District") has reviewed certain land in Wauconda Township and within the corporate limits of the District, which land includes approximately 4.7 acres, is known as the Kirchherr property, and is depicted in Exhibit A attached hereto (the "Property"); and

**WHEREAS**, the District's Department of Planning and Land Preservation has negotiated a sale and purchase agreement with the owner of the Property pursuant to which the District would purchase the Property from the owner (the "Purchase Agreement") and the owner of the Property has executed the Purchase Agreement; and

**WHEREAS**, the Committee has recommended that the District approve the Purchase Agreement and purchase the Property; and

**WHEREAS**, the Board of Commissioners finds that (i) the Property is suitable for District purposes, (ii) acquisition of the Property would expand upon and enhance the holdings of Kettle Grove Forest Preserve, protect wildlife habitat, protect against flooding, provide scenic vistas, reduce inholdings and serve as a visual, topographic and ecologic extension of adjoining District properties, and (iii) it is in the best interests of the District to approve the Purchase Agreement and acquire the Property;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois THAT:

Section 1. Recitals. The recitals set forth above are incorporated as part of this Resolution by this reference.

Section 2. Approval of Purchase Agreement. The Purchase Agreement is hereby approved. The District shall purchase the Property from the owner of the Property, upon the terms and conditions of the Purchase Agreement and such other terms and conditions as shall be approved by the District, for \$141,600.00. The President, Secretary, and Executive Director (and his designees) of the District are hereby authorized and directed (i) to execute and attest to, on behalf of the District, the Purchase Agreement and all other documents that are necessary to complete the acquisition of the Property provided that any documents have first been approved by the District's Land Acquisition Counsel or the District's Corporate Counsel and (ii) to take such other actions as may be necessary to complete such acquisition.

Section 3. Authority to Pay Owner. The Treasurer of the District is hereby authorized to pay for the Property, pursuant to the terms and conditions of the Purchase Agreement, which provides for the payment of \$141,600.00 for the Property.

Section 4. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2015

Ayes:

Nays:

Approved this \_\_\_\_ day of \_\_\_\_\_, 2015

APPROVED:

\_\_\_\_\_  
Ann B. Maine, President  
Lake County Forest Preserve District

ATTEST:

\_\_\_\_\_  
Julie A. Gragnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_

# Exhibit A

Lake County Forest Preserve District  
Land Preservation and Special Projects  
1899 W Winchester Rd  
Libertyville, Illinois 60048  
847-968-3351



## Legend

- Forest Preserve Boundary
- Subject Property

Courtesy Copy Only.  
Property boundaries indicated are provided for general location purposes. Wetland and flood limits shown are approximate and should not be used to determine setbacks for structure or as a basis for purchasing property.

2014 Aerial Photo



Prepared using information from:  
Lake County Department of Information  
& Technology: GIS/Mapping Division  
18 North County Street  
Waukegan, Illinois 60085-4357  
847-377-2373

Map Prepared 25 June 2015

